

# Merton Council

## Borough Plan Advisory Committee Agenda

### Membership

#### Councillors:

Carl Quilliam (Chair)  
Najeeb Latif (Vice-Chair)  
Ben Butler  
Dennis Pearce  
Geraldine Stanford  
Anthony Fairclough

#### Substitute Members:

Simon McGrath  
Stephen Crowe  
Aidan Mundy

**Date:** Thursday 4 March 2021

**Time:** 7.15 pm

**Venue:** Zoom

This is a public meeting and attendance by the public is encouraged and welcomed.  
For more information about the agenda please contact [future.merton@merton.gov.uk](mailto:future.merton@merton.gov.uk) or telephone [020 8545 3837](tel:02085453837).

The meeting can be viewed on the Council's Youtube channel:  
<https://www.youtube.com/user/MertonCouncil>

All Press contacts: [communications@merton.gov.uk](mailto:communications@merton.gov.uk), 020 8545 3181

# **Borough Plan Advisory Committee Agenda**

## **4 March 2021**

- |   |   |         |
|---|---|---------|
| 1 | Apologies for absence   |         |
| 2 | Declarations of Pecuniary Interests   |         |
| 3 | Notes of the previous meeting   | 1 - 2   |
| 4 | Proposed public consultation on PlanWimbledon<br>Neighbourhood Area and Forum | 3 - 38  |
| 5 | Initial summary of public consultation on Merton's Local Plan<br>(stage 2a)   | 39 - 56 |

### **Note on declarations of interest**

Members are advised to declare any Disclosable Pecuniary Interest in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. For further advice please speak with the Managing Director, South London Legal Partnership.

## **BOROUGH PLAN ADVISORY COMMITTEE**

### **NOTES OF MEETING – 26<sup>th</sup> November 2020**

#### **Meeting hosted on Zoom**

#### **Attendees:**

Cllrs: Carl Quilliam (Chair); Ben Butler; Anthony Fairclough; Simon McGrath; Najeeb Latif; Dennis Pearce; Geraldine Stanford.

Merton Council officers: Tara Butler; Abre Etteh; Katharine Fox; Louise Fleming (Democracy Services)

BNP Paribas (for viability presentation) - Anthony Lee

#### **Meeting notes and action points**

**Agenda item 1: Apologies for absence** – none

**Agenda item 2: Declaration of pecuniary interest**– no declarations of pecuniary interest.

**Agenda item 3: Notes of previous meeting** - notes of the previous meeting agreed as accurate;

#### **Agenda item 4: Housing development viability in Merton**

Anthony Lee (BNP Paribas) gave a presentation on housing development viability in Merton and answered councillors' questions.

**Agenda item 5: Draft Borough Character Study:** Abre Etteh and Katharine Fox gave a presentation on the draft Borough Character Study and answered councillors' questions

This page is intentionally left blank

## **Committee: Borough Plan Advisory Committee**

**Date: 03 March 2021**

Wards: All

**Subject:** Proposed public consultation on PlanWimbledon Neighbourhood Area and Forum

Lead officer: Director of Environment and Regeneration, Chris Lee

Lead member: Cabinet Member for Housing, Regeneration and the Climate  
Emergency Councillor Martin Whelton

Contact officer: Future Merton: Tara Butler

---

### **Recommendations:**

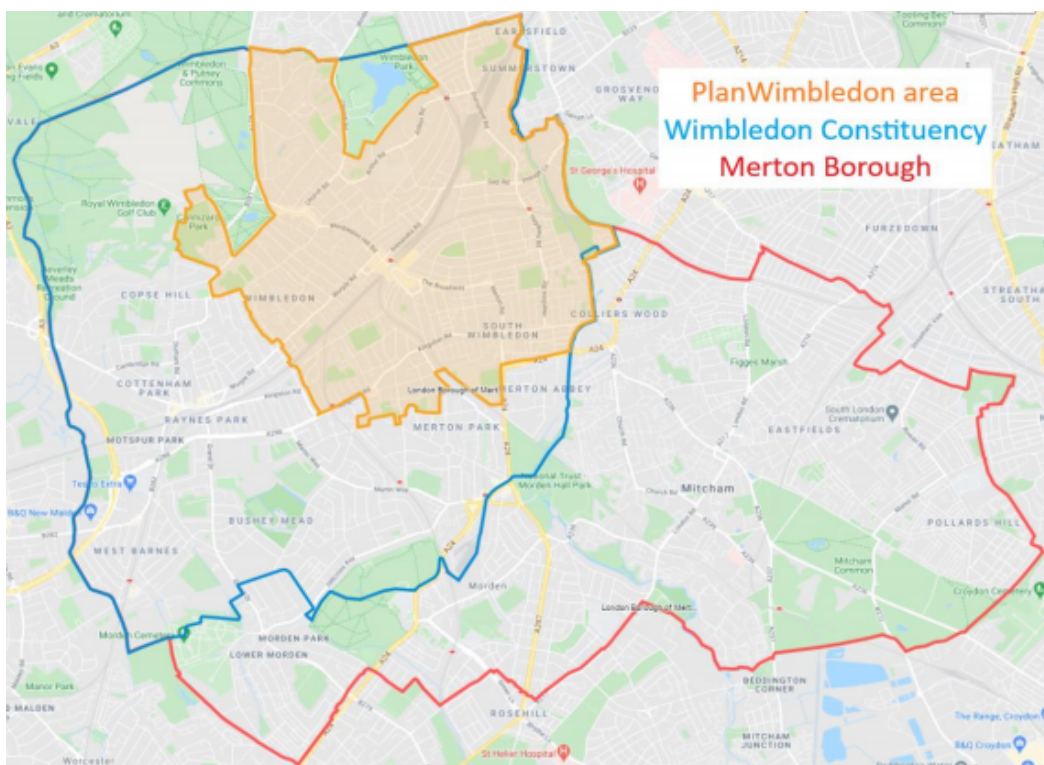
- A. That the Borough Plan Advisory Committee considers the contents of the report and recommends that Cabinet resolve that six weeks of public consultation can take place on PlanWimbledon's proposal to be designated as the Neighbourhood Forum for their proposed Neighbourhood Area of Wimbledon
- B. That approval for any amendments proposed to the consultation documents prior to the start of public consultation are delegated to the Director for Environment and Regeneration in consultation with the Cabinet Member for Housing, Regeneration and the Climate Emergency

- 
- 1.1. On 19<sup>th</sup> February 2021, a community group, PlanWimbledon, applied to the council to become a Neighbourhood Forum for part of the borough around Wimbledon.
  - 1.2. Under the neighbourhood planning legislation, six weeks of public consultation should inform the council's decision as to whether to designate this Neighbourhood Forum for this particular Neighbourhood Area.
  - 1.3. The Borough Plan Advisory Committee are asked to consider the contents of the report and recommend to Cabinet that six weeks of public consultation takes place between April and May 2021 on PlanWimbledon's proposed Neighbourhood Area and Neighbourhood Forum.
  - 1.4. The results of this consultation will help inform the council's decision (likely in June / July 2021) on whether to designate PlanWimbledon as the Neighbourhood forum for the specific Neighbourhood Area they propose. PlanWimbledon may also chose to amend their proposals following consultation feedback.
  - 1.5. This report also seeks delegated authority to the Director in consultation with the Cabinet Member to approve any amendments to the consultation documents that may arise prior to public consultation.

## 2 DETAILS

- 2.1. Under the Localism Act 2011, local communities can produce Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders. Neighbourhood Plans allow communities to shape development and growth in their local areas and form part of the statutory development plan for the area once they are adopted.
- 2.2. The first stage of this process is that a community group must make an application to the council to be the Neighbourhood Forum for a specific Neighbourhood Area of their choosing. On 19<sup>th</sup> February 2021 Merton Council received an application from a community group, PlanWimbledon, to become the Neighbourhood Forum for their proposed Neighbourhood Area below. The proposed Neighbourhood area lies entirely within the London borough of Merton but borders the London Borough of Wandsworth.

**Figure1 – PlanWimbledon’s proposed Neighbourhood Area**



- 2.3. Appendix A contains PlanWimbledon’s full application including their proposed Neighbourhood Area above.

### **Requirements for a neighbourhood forum application**

- 2.4. The Neighbourhood Planning (General) Regulations 2012 require that an application to designate a neighbourhood forum must include:
- a) The name of the proposed neighbourhood forum;
  - b) A copy of the written constitution of the proposed neighbourhood forum;
  - c) The name of the neighbourhood area to which the application relates and map which identifies the area;

- d) The contact details of at least one member of the proposed neighbourhood forum to be made public; and
- e) A statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F (5) of the Town and Country Planning Act 1990.
- 2.5. The conditions contained in section 61F(5) of the Town and Country Planning Act 1990 are that:
- a) The neighbourhood forum is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned;
- b) Its membership is open to:
- i) Individuals who live in the neighbourhood area concerned,
  - ii) Individuals who work there, and
  - iii) Individuals who are elected members of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned;
- c) Its membership includes a minimum of 21 individuals each of whom
- i) Lives in the neighbourhood area concerned,
  - ii) Works there, or
  - iii) Is an elected member of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned; and
- d) It has a written constitution.
- 2.6. Officers have considered PlanWimbledon's Neighbourhood Forum and Neighbourhood Area application and recommend that it should be published for six weeks of public consultation. In line with government guidance on neighbourhood planning, officers and PlanWimbledon have engaged prior to PlanWimbledon submitting their application.

**Next steps**

- 2.7. In accordance with neighbourhood planning legislation, councils have 13 weeks from the first day of the public consultation to make a decision as to whether or not to designate the group as the Neighbourhood Forum for their proposed Neighbourhood Area.
- 2.8. Should Cabinet approve public consultation at their meeting on 22<sup>nd</sup> March 2021, PlanWimbledon and council officers are considering the following timetable:
- 12<sup>th</sup> April 2021 – start of six week's public consultation on PlanWimbledon's Neighbourhood Area and Neighbourhood Forum proposals.
  - 23<sup>rd</sup> May – end of public consultation
  - 10<sup>th</sup> June 2021 – The Borough Plan Advisory Committee considers matters including the public consultation feedback and recommends

to Cabinet and full council whether or not to designate PlanWimbledon as the Neighbourhood Forum for that specific Neighbourhood Area.

- 14<sup>th</sup> June 2021 - Merton's Cabinet considers matters including public consultation feedback and BPAC's recommendations and determines whether or not to recommend the designation to full council of PlanWimbledon as the Neighbourhood Forum for that specific Neighbourhood Area.
- 7<sup>th</sup> July 2021 – unless otherwise advised, full council considers matters including public consultation feedback and BPAC's and Cabinet's recommendations and determines whether or not to designate PlanWimbledon as the Neighbourhood Forum for that specific Neighbourhood Area.

- 2.9. Once designated, that Neighbourhood Forum would be the only permitted Forum for that specific area for the next five years and the only group capable of making a Neighbourhood Plan within that area.
- 2.10. When considering the designation of a neighbourhood forum, the authority must have regard to the desirability of designating an organisation or body:
- a) Which has secured, or taken reasonable steps to attempt to secure, that its membership includes at least one individual falling within the categories set out above;
  - b) Whose membership drawn from different places in the neighbourhood area concerned and from different sections of the community in that area; and
  - c) Which has a purpose which reflects (in general terms) the character of the neighbourhood area.
- 2.11. It is possible for a Neighbourhood Area to be designated as a business area under Section 61H of the Town and Country Planning Act 1990. A business area can be designated where an area is wholly or predominantly business in nature and individuals in businesses take the lead in neighbourhood planning.
- 2.12. PlanWimbledon's proposed Neighbourhood Area is large, about a third of the borough and isn't predominantly business in nature as a whole. However parts of the area are predominantly business in nature: the proposed Neighbourhood Area covers key business locations including Wimbledon town centre, Wimbledon Village, Leopold Road and Wimbledon Park / Arthur Road and Weir Road / Durnsford Road industrial estate. Part of the council's assessment will be to ensure that the proposed Forum has membership drawn from different places in the proposed Area and from different sections of the community in that Area, including the business communities.
- 2.13. Once the public consultation has finished, officers will consider Planwimbledon's proposed Neighbourhood Area and Forum applications in line with the neighbourhood planning legislation and alongside the public consultation feedback and make recommendations to Cabinet.



- 2.14. It will be possible for PlanWimbledon to amend their applications in response to consultation feedback before June's Cabinet meeting considers the final Area / Forum designations, for example to address any concerns arising from consultees' responses.
- 2.15. It will be for the designated Neighbourhood Forum to set out their own timetable, including engagement, for creating a Neighbourhood Plan. The council would have a role in assisting the Neighbourhood Forum and organising the democratic processes.

### **3 ALTERNATIVE OPTIONS**

- 3.1. There aren't considered to be any reasonable alternative options for the purposes of this report requesting that the Borough Plan Advisory Committee recommends that Cabinet approves six weeks of public consultation on PlanWimbledon's proposals to become a Neighbourhood Forum for their proposed Neighbourhood Area.
- 3.2. The report also seeks delegated authority to the Director of Environment and Regeneration in consultation with the Cabinet Member for Housing, Regeneration and the Climate Emergency to approve final consultation documents in case PlanWimbledon want to propose amendments to the Area boundary or Neighbourhood Forum prior to June's Cabinet decision.

### **4 CONSULTATION UNDERTAKEN OR PROPOSED**

- 4.1. The Neighbourhood Planning (General) Regulations 2012 require that a neighbourhood forum application is published by the local planning authority as soon as possible for comment.
- 4.2. This must include making available on line and in such manner as is likely to bring the application to the attention of people who live, work or carry on business in the area concerned:
- a copy of the application,
  - details of how to make representations and
  - the date by which those representations must be received, which must be within no less than 6 weeks.
- 4.3. It is proposed that six weeks of public consultation takes place, likely between 12<sup>th</sup> April 2021 and 23<sup>rd</sup> May 2021. The council will publicise the consultation largely online, on Merton's website by emailing individuals and organisations on Merton's Local Plan consultation database and by using social media. Questions on the process may be answered by the council; questions on the proposed Neighbourhood Forum / Area may be answered by PlanWimbledon.

### **5 TIMETABLE**

- 5.1. As set out in the body of the report.

## **6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 6.1. Funding to support neighbourhood planning groups will come from existing resources.

## **7 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1. The process for designating a neighbourhood forum is set out in the Town and Country Planning Act 1990 (which was amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012.
- 7.2. Under the Town and Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012 (themselves amended in 2016) once a local planning authority receives an application for a neighbourhood forum designation, they are required to publicise it and invite comments for a minimum period of six weeks. The 2012 Regulations were amended in 2016 to introduce prescribed timescales for the determination of neighbourhood forum applications. In the present case, the application must be determined within the period of 13 weeks from when the application was first publicised for consultation.

## **8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

- 8.1. None for the purposes of this report.

## **9 CRIME AND DISORDER IMPLICATIONS**

- 9.1. None for the purposes of this report.

## **10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

- 10.1. None for the purposes of this report.

## **11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

- Appendix A – PlanWimbledon’s application to be designated the Neighbourhood Forum for a specific Neighbourhood Area

## **12 BACKGROUND PAPERS**

- The Neighbourhood Planning (General) Regulations 2012 as amended
- National Planning Policy Framework (NPPF) 2019 and national planning policy guidance [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426123/Neighbourhood_planning_-_GOV.UK.pdf)



**PlanWimbledon**  
Sustainability Prosperity Community

**Application to become a neighbourhood forum  
and neighbourhood area in Merton**

18 February 2021

# Table of Contents

|   |           |
|---|-----------|
| <b>1. Name of the proposed neighbourhood forum .....</b>                                | <b>3</b>  |
| <b>2. Name of the proposed neighbourhood area to which the application relates.....</b> | <b>3</b>  |
| <b>3. Contact details .....</b>   | <b>3</b>  |
| <b>4. Proposed named members and their interests .....</b>                              | <b>4</b>  |
| <b>5. Why we want to establish a neighbourhood forum .....</b>                          | <b>5</b>  |
| 5.1. Encourage local democracy in the planning process .....                            | 5         |
| 5.2. Ensure appropriate growth .....  | 5         |
| 5.3. Community collaboration towards a shared vision .....                              | 5         |
| 5.4. Social and economic change in Wimbledon .....                                      | 5         |
| <b>6. Neighbourhood area .....</b>  | <b>6</b>  |
| 6.1. How we defined the boundary.....   | 6         |
| 6.2. Area metrics .....   | 6         |
| 6.3. Why we consider this area appropriate for designation .....                        | 7         |
| 6.4. Proposed boundary .....  | 7         |
| <b>7. PlanWimbledon organisation and values .....</b>                                   | <b>9</b>  |
| 7.1. Purpose .....  | 9         |
| 7.2. Evolution .....  | 10        |
| 7.3. Governance .....   | 10        |
| 7.4. Membership classification .....  | 11        |
| 7.5. Neighbourhood area membership.....   | 12        |
| 7.6. Membership classification metrics .....  | 15        |
| 7.7. Community engagement and communication plan.....                                   | 16        |
| <b>8. Appendices .....</b>  | <b>19</b> |
| 8.1. Initial one mile radius vector map.....  | 19        |
| 8.2. PlanWimbledon Area with Members.....   | 20        |
| 8.3. PlanWimbledon area, Wimbledon Constituency, Merton Borough .....                   | 21        |
| 8.4. Constitution.....  | 22        |
| 8.5. Minutes from the inaugural meeting of 25 <sup>th</sup> of January 2020.....        | 28        |
| 8.6. Minutes from the general meeting of 14 <sup>th</sup> of December 2020.....         | 29        |

# 1. Name of the proposed neighbourhood forum

The name of the proposed Neighbourhood Forum is PlanWimbledon.

# 2. Name of the proposed neighbourhood area to which the application relates

The name of the proposed Neighbourhood Area to which the application relates is Wimbledon.

# 3. Contact details

(will be made publicly available and used as a single point of contact for the forum)

|            |  |
|------------|--|
| Name:      | Suzanne Grocott  |
| Address:   | 22, The Quadrant, SW20 8SP   |
| Email:     | <a href="mailto:chair@planwimbledon.org">chair@planwimbledon.org</a> |
| Telephone: | 07768 362370   |

## 4. Proposed named members and their interests

|    | Name                   | Resident | Business / Landowner | Councillor | Interests   |
|----|------------------------|----------|----------------------|------------|---|
| 1  | Dan Holden             |          |                      | X          | Hillside Ward Councillor  |
| 2  | Paul Kohler            |          |                      | X          | Trinity Ward Councillor   |
| 3  | Peter Southgate        |          |                      | X          | Merton Park Ward Councillor / School Governor of Merton Park Primary School |
| 4  | Edward Foley           |          |                      | X          | Merton Park Ward Councillor / Chair of School Governors of Ricards Lodge    |
| 5  | Nigel Benbow           |          |                      | X          | Abbey Ward Councillor   |
| 6  | Paresh Modasia         |          | X                    |            | Local Pharmacist  |
| 7  | Marcus Beale           | X        | X                    |            | Local Architect   |
| 8  | Clive Hilton           | X        |                      |            | Chair of Wimbledon Union of Residents Associations and Westside Common RA   |
| 9  | Gabriel Bennett-Powell | X        |                      |            | Secretary, Friends of Wimbledon Town Centre                                 |
| 10 | Susan Cusack           | X        |                      |            | Chair, Belvederes Residents Association                                     |
| 11 | Rev. Mark Eminson      | X        |                      |            | Team Rector, Holy Trinity Church  |
| 12 | Arun Velautham         | X        |                      |            | Representative, the Shree Ghanapathy Temple                                 |
| 13 | Chris Goodair          | X        |                      |            | Chair, Wimbledon Society Planning & Environment Committee                   |
| 14 | Catherine Nelson       | X        |                      |            | Chair, The Friends of Cannizaro Park  |
| 15 | Ian Murray             |          | X                    |            | Owner I&S Locksmiths  |
| 16 | Andrew Badrudin        |          | X                    |            | London Property Holdings Limited  |
| 17 | Barry O'Donnell        | X        |                      |            | Property Consultant with interest in Environment / Conservation             |
| 18 | Suzanne Grocott        | X        |                      |            | Steering Group / School Governor of Wimbledon Chase Primary School          |
| 19 | Augustin Bataille      | X        |                      |            | Steering Group / South Wimbledon Resident                                   |
| 20 | Alan Maries            | X        |                      |            | Steering Group / Trustee, Sustainable Merton                                |
| 21 | Deborah Crosby         | X        |                      |            | Steering Group / South Park Resident  |
| 22 | Lynne Gordon           | X        |                      |            | Steering Group / Chair, Wimbledon East Hillside Residents Association       |
| 23 | Regina Denton          | X        |                      |            | Steering Group / Dundonald Resident   |
| 24 | Rob Cowan              | X        |                      |            | Steering Group / Officer, Friends of Wimbledon Town Centre                  |
| 25 | Mark Morgan            | X        |                      |            | Steering Group / Committee Member, Belvederes Residents Association         |
| 26 | Nigel Headley          | X        | X                    |            | Steering Group / Member, Wimbledon Village Business Association             |
| 27 | Sue Hale               | X        |                      |            | Steering Group / Hillside Resident  |
| 28 | Tim Day                | X        |                      |            | Steering Group / Merton Park Resident                                       |
| 29 | Jonathan Parker        | X        |                      |            | Resident Artist   |

## 5. Why we want to establish a neighbourhood forum

### 5.1. Encourage local democracy in the planning process

- 5.1.1. PlanWimbledon is applying to be designated as a neighbourhood forum for the Wimbledon neighbourhood area in accordance with the Localism Act 2011. The Government is encouraging local communities to lead and influence decision-making because it makes a real difference to their locality. It is a means to change a neighbourhood for the better in cooperation with the local planning authority.

### 5.2. Ensure appropriate growth

- 5.2.1. Part of the proposed neighbourhood plan area has been identified as an Opportunity Area in the London Plan<sup>1</sup> and is forecast to grow significantly.
- 5.2.2. There is an urgent need for high quality and sustainable development, ensuring that Wimbledon continues to prosper, enhancing the standing of our town, and enabling local businesses to thrive sustainably.
- 5.2.3. We believe in growth which is positive and creative. We have a vision of a balanced, prosperous, sustainable neighbourhood where residents love to be, where businesses thrive and grow, and to which visitors are attracted. The PlanWimbledon Neighbourhood Forum will harness local knowledge, skills and imagination to ensure that Wimbledon grows in a way that respects its distinctive character.

### 5.3. Community collaboration towards a shared vision

- 5.3.1. Once designated, PlanWimbledon will lead and coordinate the preparation of a neighbourhood plan for Wimbledon, working with stakeholders and Merton Council, bringing together the interests of residents, workers and businesses within the designated area.
- 5.3.2. Merton Council is redrafting its Core Planning Strategy and Sites and Policies Local Plan (the “Local Plan”) to comply with the revised adopted London Plan 2021 (the “London Plan”). A neighbourhood plan can help to provide the council with a strong evidence base for setting out policies to shape sustainable development to meet a shared vision – such examples of ‘trickle-up’, whereby local policy can benefit from evidence gathered and policies developed at a neighbourhood level, are very common across the country. A neighbourhood plan will be of direct benefit for Merton Council and the community in that it can provide additional benefit and detail (that would be too resource intensive for the council to gather itself) which can help the Council more effectively to serve the local community.<sup>2</sup>

### 5.4. Social and economic change in Wimbledon

- 5.4.1. Wimbledon is a highly attractive neighbourhood with excellent transport links, outstanding schools, a wide range of shops, a popular hospitality sector, cultural activities, green spaces, and a safe environment. Wimbledon’s desirability as a place to live and work has fostered a strong local economy.

---

1 Clause 2.1.27 Adopted London Plan 2021.

2 In the recent Characterisation Study Consultation, 155 people from Wimbledon took part in the survey (Local Plan).

- 5.4.2. But social and economic change is rapid and affecting our community. The Covid-19 pandemic is increasing the uncertainty about the future direction of the economy, particularly for high-street retailers, hospitality venues and offices as people adapt to different ways of shopping, working and socialising. Green spaces are treasured more than ever, and people may become much less tolerant of crowds. The safety of our streets cannot be taken for granted.

## 6. Neighbourhood area

### 6.1. How we defined the boundary

- 6.1.1. We took as our starting point Wimbledon's former Town Hall, a historic building that has been incorporated into the Centre Court shopping mall. This is adjacent to Wimbledon Station, the central hub for the area's transport network.
- 6.1.2. A widely spread community of people consider Wimbledon to be their place, and are proud of Wimbledon being an internationally recognised brand. Agreeing that we should predominantly focus on the human scale, we began by considering an area within a one-mile radius (see 'vector map' in Appendix 8.1) of the former Town Hall. One mile is a distance that most people can easily walk in 15/20 minutes and is equivalent to a five-minute bike ride. This focus aligns with the recognition of the importance of 20-minute neighbourhoods in Merton Council's draft local plan<sup>3</sup>.
- 6.1.3. Both physical and human geographical factors were considered when taking a virtual tour of the perimeter. These included the River Wandle and its tributaries, pathways, roads, railways, open space, and ward and borough boundaries. The task of drawing a precise line to create a boundary was tackled by consulting with a wide range of bodies, including residents' associations, schools, community groups, sports clubs and housing associations which are located at the edges of the area. The map was revised many times as the consultation progressed (see section 6.4 Proposed Boundary).
- 6.1.4. We have consulted widely with interested parties around the edges of the area and reflected their views on where the Wimbledon neighbourhood begins and ends.
- 6.1.5. We gradually contacted all local councillors representing the seven wards that are covered in the proposed neighbourhood forum area. They know the demographics of specific polling districts and they were able to introduce us to more residents who might be interested in neighbourhood planning. Progress was made in setting up meetings and a set of guidance notes was compiled. Encouraging people to join the group formally as members provided a tangible demonstration of the degree of support neighbourhood planning could have (see Members' dot map in appendix 8.2). The dialogue was helpful in agreeing the logical extent of the area and where the boundary should lie.

### 6.2. Area metrics

- 6.2.1. The total adult (18 and over) population of the proposed forum area is estimated as 40,000 using data obtained from the Merton data website <https://data.merton.gov.uk/> (Borough Preferred Option data). We have taken coverage to be 100% of three wards (Hillside; Wimbledon Park; Trinity); 75% of Dundonald ward; 50% of Village and Abbey wards; and 25% of Merton Park ward.
- 6.2.2. The proposed forum boundary encloses an area of 8.48 square km, which consists of areas of natural beauty (see 6.1.3) in which the population frequently walks or cycles.

---

<sup>3</sup> "20-minute neighbourhoods are places where communities can access most of their daily needs within a 20-minute (about 800 metres) return walk from home". Local Plan consultation 2a "Good Growth Strategy".



- 6.2.3. Wimbledon is a green, affluent area with 70% of the area being in the top two least deprived quartiles.<sup>4</sup> However, there are pockets of deprivation, including the only travellers' site in Merton.
- 6.2.4. Merton has the third highest economic activity rate amongst all the London boroughs, after the City of London and Lewisham. There are 13,220 active businesses (2019 data) of which 93% are considered micro (0-9 employees).<sup>5</sup> Wimbledon is the largest site of economic activity in Merton, having the borough's only major town centre and being the heart of its successful economy.<sup>6</sup>

### **6.3. Why we consider this area appropriate for designation**

- 6.3.1. The boundaries of the proposed neighbourhood area are coherent, consistent and appropriate. They are geographically and historically logical, and often coincide with local government boundaries.
- 6.3.2. The people who live or work within these boundaries refer in general terms to the area as "Wimbledon".
- 6.3.3. They use "Wimbledon" when giving their address or in their response to the questions "where do you live?", "where do you work?" and "where is your shop/office?".
- 6.3.4. They use the services provided within the area rather than outside, including primary schools; surgeries; library; places of worship/religious meetings; shopping; restaurants and bars; and theatres and cinemas.
- 6.3.5. Our membership is spread across this fairly wide area because they regard it as "their Wimbledon". They are economically and/or emotionally strongly invested in the area, and what happens here really matters to them.

### **6.4. Proposed boundary**

- 6.4.1. A map of the proposed neighbourhood area (coloured orange) is shown in Appendix 8.3, and set in the context of the Wimbledon Parliamentary constituency boundary (coloured blue) and the Merton borough boundary (coloured red).

A web-based version of this map on the Google Maps platform is also available at [www.google.com/maps/d/edit?mid=1phaVTu0KR6lyEhpshHlfGxC7aV1TBWZv&usp=sharing](http://www.google.com/maps/d/edit?mid=1phaVTu0KR6lyEhpshHlfGxC7aV1TBWZv&usp=sharing).

We will be working with the council to prepare a map which conforms to the required format for consultation.

- 6.4.2. The area boundary has been drawn in a way that indicates whether one or both sides of roads are included. The following 'route map', setting out anticlockwise in a westerly direction, provides justification for delineating the proposed boundary. Justification for the chosen area and boundary is shown in *[italics]*.

---

4 The Index of Multiple Deprivation (IMD) 2019 is the official measure of relative deprivation for small areas (or neighbourhoods) in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). The domains are: Income; Employment; Education; Skills and Training; Health and Disability; Crime; Barriers to Housing Services; Living Environment. Each domain is given a weighting and is based on a basket of indicators.

5 All data taken from the Merton data website <https://data.merton.gov.uk/>

6 Local Plan 2a consultation draft 09 Wimbledon 3.6.1

- 6.4.3. Starting from the point where Parkside meets the borough's northern boundary at the junction with Queensmere Road, turn south down Parkside, bearing left along The Green and proceeding south west down Southside Common. Turn northwards up West Side Common past The Fox and Grapes public house and around West Place, North View, Camp View and Camp Road, avoiding Wimbledon Common.  
*[Following discussions of the boundary with the Wimbledon and Putney Common Conservators, we have agreed not to include the green parts of the Common.]*
- 6.4.4. Continue southwards, including Cannizaro Park and House.  
*[The Friends of Cannizaro Park has asked for the park to be included, and Westside Common Residents Association has asked us to include the Sycamore/Chester Road areas.]*
- 6.4.5. Turn east along Cannizaro Park's southern boundary to exclude the Wool Road area.  
*[North West Wimbledon Residents Association asked us to remove the Wool Road area as it might wish to create its own neighbourhood forum covering Wool Road Conservation Area in the future.]*
- 6.4.6. Turn south west down Woodhayes Road, then turn east along Ridgway.  
*[Rydon Mews Residents Association wished to remain inside the area. NWWRA and the Residents Association of West Wimbledon considered that, given their footprints, they were really more akin to Raynes Park and wanted to be free to join any future neighbourhood forum for Raynes Park. We are planning to hold a joint meeting between the RPA, NWWRA, RAWW and the RMRA so that they can agree on the final boundary together.]*
- 6.4.7. Turn south beyond Lansdowne Road to include properties along the west side of The Downs.  
*[The planned boundary was originally planned to run up the middle of The Downs, but in discussion with Ursuline School – who describe themselves as a Wimbledon school – the boundary was amended to take in both sides of The Downs.]*
- 6.4.8. Beyond Worple Road, keep east of Lower Downs Road and Kingston Road.  
*[The Raynes Park Association were very supportive but wished to have their own forum sometime in the future, and therefore agreed that the boundary between Raynes Park and Wimbledon should run down the back of Lower Downs Road. It was pointed out at a PlanWimbledon general meeting that the new council ward boundaries will place Chaseside and Oxford Avenue in Raynes Park. However, we felt that since Wimbledon Chase is included, it was still right to include these two roads.]*
- 6.4.9. On reaching Bushey Road, turn east along Kingston Road passing Cannon Hill Lane, then turn south into Manor Gardens so as to include the Nelson Health Centre and Rutlish School grounds.
- 6.4.10. Follow the John Innes Conservation Area southern boundary to Dorset Road.  
*[Merton Park Residents Association requested that the boundary be drawn along the John Innes Conservation area, as this formed a natural line between Wimbledon and Morden.]*
- 6.4.11. Turn north east along Dorset Road to reach Sheridan Road. Cross over the Tramlink line and turn south east to follow the tracks to Parkleigh Road.  
*[The Wilmore End Residents Association is pleased to be included in the neighbourhood area.]*
- 6.4.12. Turn north up Merton Road and then east along Merantun Way to reach the River Wandle, turning north along its left bank (so as to exclude the Wandle Valley Regional Park) to reach Merton High Street, thereby skirting Colliers Wood Ward.  
*[We met with the Colliers Wood Residents Association and agreed that the boundary should run along the ward boundary with Colliers Wood. They did not consider themselves part of Wimbledon and may wish to form their own neighbourhood forum in the future.]*

- 6.4.13. Turn north up the west bank of the River Wandle to the south west corner of the Wandle Meadow Nature Park. Then turn east along its boundary to include the entire park in our area, and continue eastwards to run north of properties on Boundary Road.  
*[The Wandle Forum asked us not to run our boundary down the middle of the river, where we understand that the western boundary of the Tooting Bec and Broadway Neighbourhood Forum (currently dormant) runs. We have therefore decided to keep our boundary to the west bank of the river. In addition, although the southernmost part of the Wandle Meadow Nature Park is technically in Colliers Wood, the Wandle Forum also asked us to extend our boundary to take in the whole of the park. We have confirmed with the Colliers Wood Residents Association that they are in agreement with this.]*
- 6.4.14. Turn north behind houses on Kimble Road to reach the Thameslink railway, then turn west along the tracks to follow the borough boundary to the east of Waterside Way, continuing past Plough Lane along Summerstown.
- 6.4.15. Turn west along Riverside Road, then south before reaching St Martin’s Way, following the borough boundary around the Stadium to reach the River Wandle.  
*[We are actively trying to contact AFC Wimbledon to discuss the boundary with them.]*
- 6.4.16. Turn north along the boundary fence of the left bank of the River Wandle to the west of the borough boundary but rejoin the borough boundary as it leaves the river past Trewint Street.  
*[The Wandle Valley Forum is supportive of PlanWimbledon’s endeavour and understands why the neighbourhood area is not crossing the local authority boundary around Garratt Park and Garratt Mills, resulting in them not to be included.]*
- 6.4.17. Before reaching Ravensbury Road, turn west to include properties to the north of Haslemere Avenue. At Acuba Road, turn north, then immediately west again to include properties to the south of Ravensbury Avenue. Continue following the Merton borough boundary along Revelstoke Road, including properties only to the south, to reach the gate into Wimbledon Park. Follow the southern boundary of Wimbledon Park along Home Park Road, turning west to reach Church Road, then turning north up it.  
*[Wimbledon Park Residents Association had asked that we extend our area into Summerstown and also include all of Wimbledon Park. The Friends of Wimbledon Park also requested that we take in parts of Wandsworth and the Wandle Valley. However, as we were reluctant to cross the borough borders, they then agreed that we take the whole of Wimbledon Park out of our area to leave it free to become part of a future wider Lower Wandle Valley green space area.]*
- 6.4.18. On reaching Bathgate Road, turn west to continue within the borough, turning north west along Queensmere Road, following the borough boundary back to the starting point on Parkside.  
*[We have reached out to discuss the proposed boundary with the Parkside Residents Association which is a member of PlanWimbledon and are awaiting confirmation of the boundary from them. We have reached out to the AELTC and plan to start discussions with them soon.]*

## 7. PlanWimbledon organisation and values

### 7.1. Purpose

- 7.1.1. The PlanWimbledon Forum is applying to be the relevant body for designation as a neighbourhood forum for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).
- 7.1.2. The purpose of the proposed PlanWimbledon Forum is to:
- Promote or improve the social, economic and environmental wellbeing of the neighbourhood area.

- Canvass the viewpoints of residents, workers and businesses, bringing common understanding and clarity of local needs and wants.
- Capture key priorities and crystallise them in the form of a neighbourhood plan which, subject to referendum, would complement the Merton Local Plan, adding detail and nuance.

## 7.2. Evolution

- 7.2.1. PlanWimbledon started life in 2017 as the “Wimbledon Neighbourhood Planning Group”. At first a handful of individuals met regularly in local cafes to discuss the idea of creating a neighbourhood forum and the area that it might cover.
- 7.2.2. Initial meetings were fairly informal, with interested people being on an email distribution list to which an open invitation to monthly meetings was extended. Venues for those meetings included the manager’s office at Centre Court Shopping Centre, Wimbledon Hill Church, Wimbledon Arts Space, Wimbledon Library, Dundonald Congregational Church and upstairs at Starbucks, San Lorenzo and Chimichanga restaurants.
- 7.2.3. Advice was initially sought from Tony Burton, a volunteer convener of [www.NeighbourhoodPlanners.London](http://www.NeighbourhoodPlanners.London) who is also an independent examiner on neighbourhood plans. An application to Locality for AECOM to provide pre-designation support was accepted and we continue to receive valuable advice from them.
- 7.2.4. The inauguration of the Wimbledon Neighbourhood Planning Group (as it then was) in January 2020 saw an elected Steering Committee being formed under an initial constitution. It focused on formalising procedures, agreeing the boundary, expanding membership and preparing the application for designation. The group has been meeting weekly since that time.
- 7.2.5. The constitution (see Appendix 8.4) details our objectives and working methods. The current constitution is available to view on the PlanWimbledon website [www.planwimbledon.org](http://www.planwimbledon.org). The PlanWimbledon Constitution meets the conditions outlined in section 61F(5) of the 1990 Act (as amended).

## 7.3. Governance

- 7.3.1. The Steering Committee is represented by up to 12 members, elected at the AGM, and includes three officer positions and at least one business representative.
- 7.3.2. During 2020, the Steering Committee reviewed how it was working. It conducted a skills audit to ensure it knew its individual and group capabilities, and it reached out to the wider membership to fill gaps in the skills base. Several new members were recruited and co-opted to the committee as and when people stepped down.
- 7.3.3. The restructured committee defined its mission, devised its strategy and developed an outreach programme to engage and consult with local people (see Section 7.7. Community Engagement and Communication Plan). In addition to explaining the background to the initiative and its aims, the committee made a priority of consulting broadly with those on the fringes of our boundary. Necessary revisions to the map of our neighbourhood area were made as we received feedback (see section 6.4 Proposed Boundary), providing confidence to apply for designation.
- 7.3.4. We rebranded the proposed forum PlanWimbledon (shorter, snappier and more memorable than Wimbledon Neighbourhood Planning Group), defined our values (Sustainability, Prosperity, Community), developed a visual identity and redesigned our website under the new name ([www.planwimbledon.org](http://www.planwimbledon.org)) and colour palette. We plan to use our website to keep our membership informed and encouraging active participation.

- 7.3.5. At an open general meeting on 14 December 2020, attended by 39 members, the following were voted on:
- PlanWimbledon was adopted as the new name to replace Wimbledon Neighbourhood Planning Group, which had served as an interim vehicle for the prospective neighbourhood forum since 25 January 2020.
  - An amended constitution was considered and voted on after being reviewed by the members.
- 7.3.6. At the first AGM of PlanWimbledon on 15 February 2021, attended by 50 members, the following were voted on:
- Three officers (chair, treasurer and secretary) and a further seven Steering Committee members were nominated and elected unanimously.
  - Minor amendments to the constitution were considered and voted on. The PlanWimbledon Constitution meets the conditions outlined in section 61F(5) of the 1990 Act (as amended).
  - The decision that we should submit our application for designation was unanimously supported.

## 7.4. Membership classification

- 7.4.1. To achieve its objectives in line with its constitution and values, PlanWimbledon is continuously seeking to involve the whole Wimbledon community. We are open to and welcome all stakeholders in our area: individuals, businesses, groups and associations, educational establishments, campaigners, workers, and others.
- 7.4.2. Our outreach plan assigns specific responsibilities to each Steering Committee member and enables us to track progress. The outreach plan is continuously evolving and expanding as we identify new businesses, associations and other organisations within the proposed forum area (see Section 7.7 - Community Engagement and Communications Plan).
- 7.4.3. Each existing or potential member is recorded according to the following classification:

### Group membership category

|       |  |
|-------|--|
| BIZ   | Businesses, retail (including charity shops), professional services, etc.  |
| LAND  | Real estate developers and landowners specifically   |
| RA    | Residents associations and housing associations  |
| ASSOC | Associations, groups, campaigning groups, country and language groups, social groups, help centres, charities, etc.                      |
| PARK  | Parks, friends of park / recreation grounds, Wandle Valley Forum, etc. (if relating to a specific green space)                           |
| WELLB | Sport, healthcare and medical (physical and mental) etc., including medical practices, pharmacies, meditation groups, yoga, pilates etc. |
| ART   | Performing arts, culture, art, music, crafts, etc.   |
| FAITH | Religious and faith groups and buildings   |
| EDU   | Educational establishments (nurseries, schools, colleges, etc.)  |

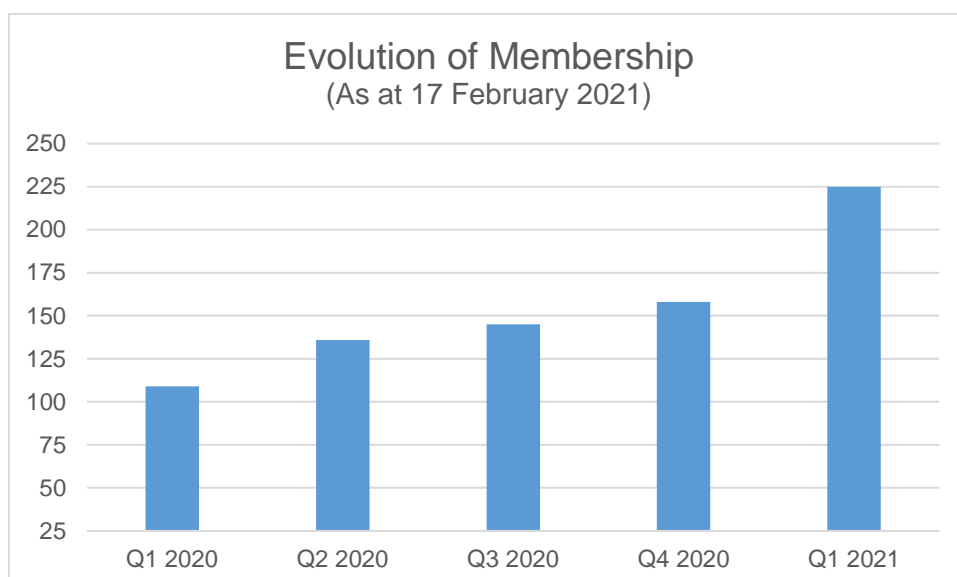
### Individual membership category

|        |  |
|--------|--|
| IRES   | Individuals who live in the area   |
| IWL    | Individuals who work (but don't live) in the area  |
| IRESWL | Individuals who live and work in the area  |
| IVIS   | Individual "visitors" who don't live or work in the area, but with a material and ongoing interest in the area (e.g. social, economic, cultural) |
| CLLR   | Elected members of Merton Council, any part of whose ward falls within the area (these are ex officio members)                                   |

- 7.4.4. While the vast majority of members are assigned to only one membership category, a handful of individuals are in our database both in their individual capacity and in their capacity as the named representative of a group.
- 7.4.5. As part of our outreach plan, we have initially prioritised residents associations and business associations in order to give our outreach immediate scale. The initial focus on residents associations was also a key input in defining the boundary of our proposed neighbourhood area.
- 7.4.6. The first Covid-19 pandemic lockdown, which struck some six weeks after our inauguration, has severely affected the lives of many, and has rendered most of the traditional outreach methodologies to expand our membership almost impossible. It has also changed the perspective of the individuals, families and businesses who have experienced shifts in priorities and in their time availability. Fortunately, people are now growing more at ease with online contact, opening greater opportunities which we are seizing.
- 7.4.7. The PlanWimbledon Steering Committee has leveraged our relationships, informal networks, friends and family, work and community colleagues, as well as modern technologies and Merton Council listings to build our membership base.
- 7.4.8. This membership building process and the engagement with the local community and stakeholders have been fundamental and ongoing activities of PlanWimbledon throughout our existence.
- 7.4.9. As a result of these efforts, PlanWimbledon has already achieved a sizeable and engaged membership base that is large, diverse and very supportive.

## 7.5. Neighbourhood area membership

- 7.5.1. PlanWimbledon's membership is now well in excess of 200 and is continuing to grow steadily, as can be seen from the chart below. The chart shows all members of all categories combined (individuals and associations are each counted as one member). It reflects the tremendous effort that PlanWimbledon is deploying to grow its membership, validate the proposed forum area boundary and engage with the local community and stakeholders.



*Note: Quarter 1 2021 is as at 17 February 2021.*

- 7.5.2. The enclosed membership distribution map covering the proposed neighbourhood area shows our current membership coverage (Appendix 8.2 Membership Distribution Dot Map)
- 7.5.3. 29 members who have agreed to support the application are listed in section 4. All have agreed and confirmed by email to have their name, street and status accompany the application, to be published on the council website in redacted format. These are listed, including name, street address (provided separately to the local authority) and local interest, confirming widespread support from across the neighbourhood area. The members include representatives of a range of local interest groups, residents and local businesses.
- 7.5.4. Stephen Hammond, Member of Parliament for Wimbledon, is fully supportive of PlanWimbledon and our application. He hopes that the establishment of the forum will lead to the preparation of a neighbourhood plan which attracts widespread support.
- 7.5.5. Our membership can be broken down further as follows.

| <b>Current membership breakdown by category</b>           | <b>Count</b> | <b>%</b>    |
|---|--------------|-------------|
| Individual residents & residents working locally          | 157          | 70%         |
| Residents associations                                    | 7            | 3%          |
| Businesses  | 17           | 8%          |
| Councillors   | 14           | 6%          |
| Individual visitors or working locally (but not resident) | 13           | 6%          |
| Faith groups  | 8            | 4%          |
| Other groups  | 9            | 4%          |
| <b>Total</b>  | <b>225</b>   | <b>100%</b> |

| <b>Current membership breakdown by type</b> | <b>Count</b> | <b>%</b>    |
|---|--------------|-------------|
| Individuals (IRES, IRESWL, IVIS, IWL, CLLR) | 184          | 82%         |
| Businesses, groups & associations           | 41           | 18%         |
| <b>Total</b>                                | <b>225</b>   | <b>100%</b> |



7.5.6. **Individual residents:** Individual residents account for 70% of our membership base. Representation amongst local residents is even more significant once the number of people in residents associations and other groups are taken into account.

7.5.7. **Residents associations:**

- a) PlanWimbledon has identified 37 residents associations that partly or wholly fall within our proposed boundary. As at 10 February 2021, 27 of them have been reached out to, most of which now have an ongoing dialogue with us. Seven residents associations have joined PlanWimbledon to date. Those residents associations, while they account each for a single member in our database, represent a large number of residents and a significant geographic footprint of support from the local population.
- b) The engagement with residents associations has been the key source of input into refining the shape of our PlanWimbledon boundary area (see Section 6.4 Proposed Boundary).
- c) Every residents association we have been in touch with is supportive of neighbourhood planning. None of those residents associations that fall within our boundary area has refused, in principle, to join PlanWimbledon. Several are currently going through the necessary process of consulting their whole membership base before joining as a society.
- d) Those residents associations that have declined to join have done so either because they did not consider that they “belonged” to the “Wimbledon” area (and the proposed boundary has been adjusted accordingly), or because they have ambitions to create their own neighbourhood plan. Again, we have agreed where the future boundaries should meet and look forward to sharing learnings with them.

7.5.8. **Businesses and landowners:**

- a) The PlanWimbledon Area includes Wimbledon town centre in addition to several significant commercial high streets and shopping parades which are distributed throughout the area.
- b) We have identified the following business areas to date:

|   |
|---|
| Wimbledon town centre                                 |
| Wimbledon Hill Road Conservation Area shopping parade |
| Wimbledon village                                     |
| Leopold Road Conservation Area shopping parade        |
| Arthur Road Conservation Area shopping parade         |
| Wimbledon Chase station shopping parade               |
| Nelson Hospital shopping parade                       |
| Kingston Road shopping parade                         |
| South Wimbledon station shopping parade               |
| Merton High Street                                    |
| Morden Road   |
| Haydons Road station shopping parade                  |
| North Road  |
| Weir Road, Gap Road and Plough Lane area              |

- c) In terms of business associations, the whole area is served by the Merton Chamber of Commerce, Wimbledon town centre by the Love Wimbledon Business Improvement District, and Wimbledon village by the Wimbledon Village Business Association. The smaller high streets do not seem currently to have any active business associations.
- d) As part of our outreach plan to businesses, we have initially prioritised business associations in order to give our outreach immediate scale.



- e) Wimbledon Village Business Association has already joined us, and we have an ongoing dialogue with the other business associations. We are very enthusiastic about more of them joining us, as channeling the voice of the businesses they represent is one of their core missions.
- f) The pandemic is severely restricting the interactions we are able to have with individual businesses. It not only drastically reduces our available communication channels with them, but also results in businesses being less receptive, with many of them being currently fully or partially closed, and those that are open having limited capacity to interact with us.
- g) Nevertheless, our continued effort in building relationships with businesses is paying off. Not only are businesses the second largest member category, accounting for 8% of our membership base, but we are also seeing growing momentum, with new business memberships accounting for 18% of new 2021 registrations to date.

7.5.9. **Councillors:** Our neighbourhood area includes seven wards (complete or partial), represented by a total of 21 local councillors. Of these, 16 are already signed-up members<sup>7</sup>. Each ward is represented by at least one councillor who is a member of PlanWimbledon.

7.5.10. **Faith groups:** At present, six different faiths are represented by seven establishments, a pleasing reflection of PlanWimbledon’s openness and inclusivity. There are ongoing dialogues and outreaches for more to join us.

7.5.11. **Visitors and local workers:** Wimbledon attracts individuals who are not resident in the neighbourhood area but who come to work locally or who are “visitors” (see definition above).

7.5.12. **Other groups:** The PARK, ASSOC, ART, WELLB and EDU categories together account for 4% of our membership base. We have reached out and have ongoing dialogues with more groups and associations, which we expect to come to fruition once common projects, dedicated workshops and opportunities provide input, crystallising how they can contribute to the preparation of the neighbourhood plan.

## 7.6. Membership classification metrics

7.6.1. Membership is recorded and tracked under a separate and confidential database. When applying for membership, individual residents are asked to supply a range of classification data so we can monitor the diversity of our members. This is, of course, voluntary and not all individual members provide these details, but we have collected as much such data as is reasonably possible. Only individuals aged 18 or over can formally be members.

7.6.2. Gender classification metrics

| <b>Individual Residents - Gender</b> |                                 |             |                            |
|--------------------------------------|---------------------------------|-------------|----------------------------|
|                                      | <b>PlanWimbledon Membership</b> |             | <b>PlanWimbledon Area*</b> |
|                                      | <b>Count</b>                    | <b>%</b>    | <b>%</b>                   |
| Male                                 | 76                              | 49%         | 49%                        |
| Female                               | 65                              | 42%         | 51%                        |
| Other                                | 0                               | 0%          | -                          |
| Not available                        | 14                              | 9%          | -                          |
| <b>Total</b>                         | <b>155</b>                      | <b>100%</b> | <b>0%</b>                  |

<sup>7</sup> Including registrations on 18<sup>th</sup> of February 2021

### 7.6.3. Ethnicity classification metrics

| <b>Individual Residents - Ethnicity</b> |                                 |             |                            |
|---|---------------------------------|-------------|----------------------------|
|   | <b>PlanWimbledon Membership</b> |             | <b>PlanWimbledon Area*</b> |
|   | <b>Count</b>                    | <b>%</b>    | <b>%</b>                   |
| White                                   | 123                             | 79%         | 79%                        |
| Others                                  | 9                               | 6%          | 21%                        |
| Not available                           | 23                              | 15%         | -                          |
| <b>Total</b>                            | <b>155</b>                      | <b>100%</b> | <b>100%</b>                |

### 7.6.4. Age classification metrics

| <b>Individual Residents - Age</b> |                                 |             |                            |
|-----------------------------------|---------------------------------|-------------|----------------------------|
|                                   | <b>PlanWimbledon Membership</b> |             | <b>PlanWimbledon Area*</b> |
|                                   | <b>Count</b>                    | <b>%</b>    | <b>%</b>                   |
| 18 - 24                           | 0                               | 0%          | 6%                         |
| 25 - 34                           | 5                               | 3%          | 25%                        |
| 35 - 44                           | 11                              | 7%          | 26%                        |
| 45 - 54                           | 20                              | 13%         | 16%                        |
| 55 - 64                           | 43                              | 28%         | 11%                        |
| 65 - 74                           | 29                              | 19%         | 8%                         |
| 75+                               | 16                              | 10%         | 7%                         |
| PNTS**                            | 0                               | 0%          | -                          |
| N/A                               | 31                              | 20%         | -                          |
| <b>Total</b>                      | <b>155</b>                      | <b>100%</b> | <b>100%</b>                |

\* Note: PlanWimbledon Area is a weighted average of Merton Council's classification data for residents in those wards which partly or wholly fall in the PlanWimbledon area as follows: Abbey 50%, Dundonald 75%, Hillside 100%, Merton Park 25%, Trinity 100%, Village 50%, Wimbledon Park 100%. PlanWimbledon Area age metrics rebased excluding 0 – 17 population.

\*\* Prefer Not To Say.

## 7.7. Community engagement and communication plan

- a) Our community engagement and communication plan is articulated around each stage of the neighbourhood planning cycle.

**Stage 1: Preparation of our application for designation:** During this stage, we are engaging with as many communities as possible during lockdown across the area to agree a boundary, and grow as diverse and geographically spread membership as possible. Growing and maintaining a large and diverse membership will remain a key task throughout the existence of PlanWimbledon.

**Stage 2: Consultation:** We will generate publicity and engage more broadly with people across the entire neighbourhood to create awareness and understanding of our aims, and flag the forthcoming consultation process to be undertaken by the council on the proposed area.

**Stage 3: Post-designation:** We will conduct widespread consultation and discussion on what people and stakeholders within the area see as important priorities, before moving on to consulting on the resulting content of the neighbourhood plan, ensuring that all groups are involved.

**Stage 4: Referendum:** We will combine our efforts with those of the council to create awareness of and engagement with the referendum on the neighbourhood plan, which will be undertaken by the council.

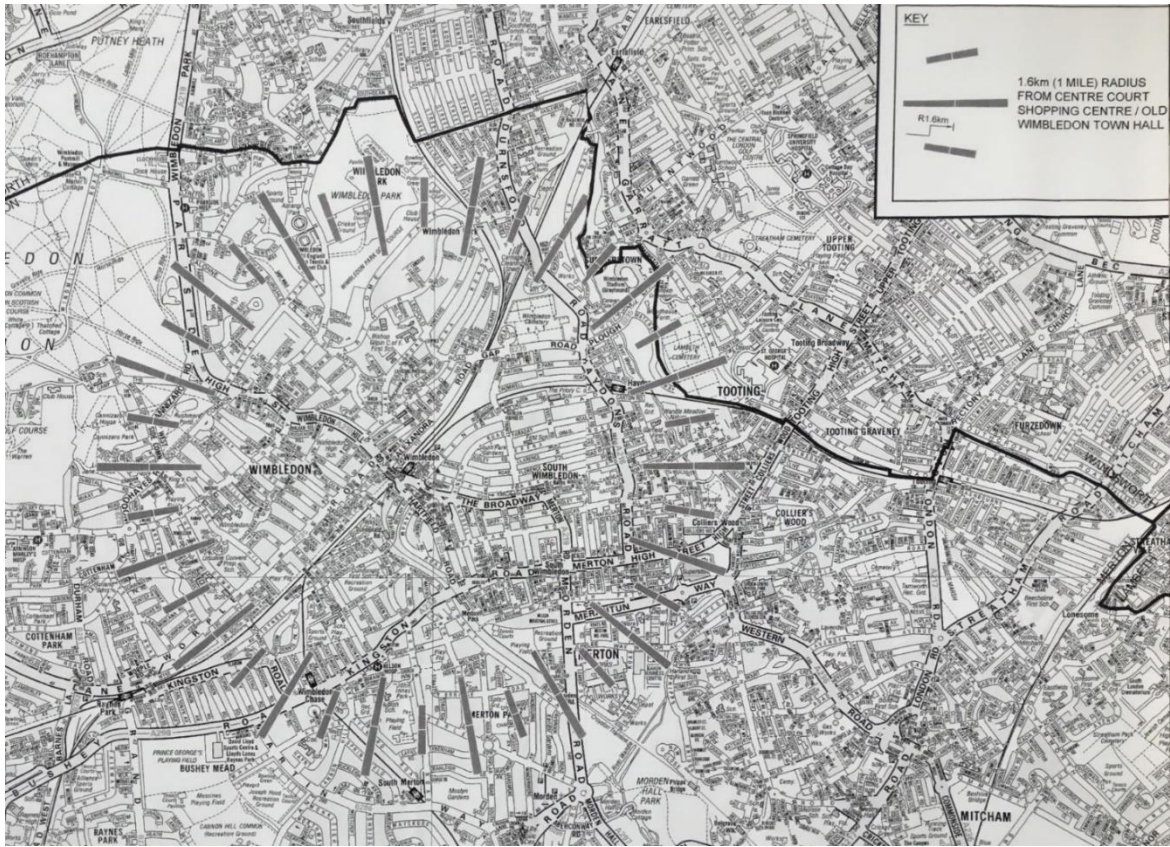
**Stage 5: Neighbourhood plan effectiveness and progress:** Once our neighbourhood plan is in effect, we will continue involving the whole community in monitoring its effectiveness and we will review the need for updates.

- b) At each stage, the communications to and engagement with the community will be underpinned by
- **Clear objectives:** such as creating awareness and encouraging engagement and voting.
  - **Defined targeted audiences:** such as businesses, landowners, residents, younger people and children, people with disabilities, and associations.
  - **Key messages:** such as bringing the community together, leveraging local knowledge, and enabling people to have their say.
  - **Communication channels to be used for each target market and message:** such as local media, social media, leaflets and workshops.
- c) With an anticipated relaxation of Covid-19-related restrictions, we expect to have a broad array of **communication and engagement channels** at our disposal, including the following:
- **Local media:** Wimbledon Times, Time and Leisure, Darling, etc.
  - **Social media:** Twitter, Instagram, Facebook Groups (e.g. Wimbledon Village Live, South Wimbledon News and Views), Nextdoor, etc.
  - **Our website:** [www.planwimbledon.org](http://www.planwimbledon.org)
  - **Our members' own databases:** such as the membership lists of residents' associations, business associations and local associations (while respecting data protection restrictions).
  - **Merton Council's contact mechanisms:** such as My Merton and email lists (if available) and community forums
  - **Webinars and Q&A sessions**
  - **Surveys**
  - **Leafleting**
  - **Community engagement and targeted workshops**
  - **Stalls and other on-the-ground presence**
- d) As we progress, these channels will enable us to engage further with specific target groups, such as the younger population. Not only might social media reach a larger audience of young adults, we also anticipate holding workshops in collaboration with schools and other associations that will reach a broader spectrum of the younger population.
- e) Throughout our continued engagement with the local community, we anticipate that focus groups and workshops targeted, for example, at local businesses, would help identify the range of planning needs specific to particular groups.

- f) On the social media front, we have laid the foundation of a professional approach and strengthened our brand by renaming ourselves as PlanWimbledon and upgrading our visual identity. This will enable us to have a consistent and recognisable presence across all media types. We have already collected support from community actors which have a social presence and have offered to relay our communication among residents and businesses alike.
- g) Finally, the PlanWimbledon Steering Committee has already considered and discussed an internal organisation matrix to structure and coordinate the action of sub-groups and sub-committees in order to ensure our effectiveness in involving all parts of our community in the preparation of a neighbourhood plan.

## 8. Appendices

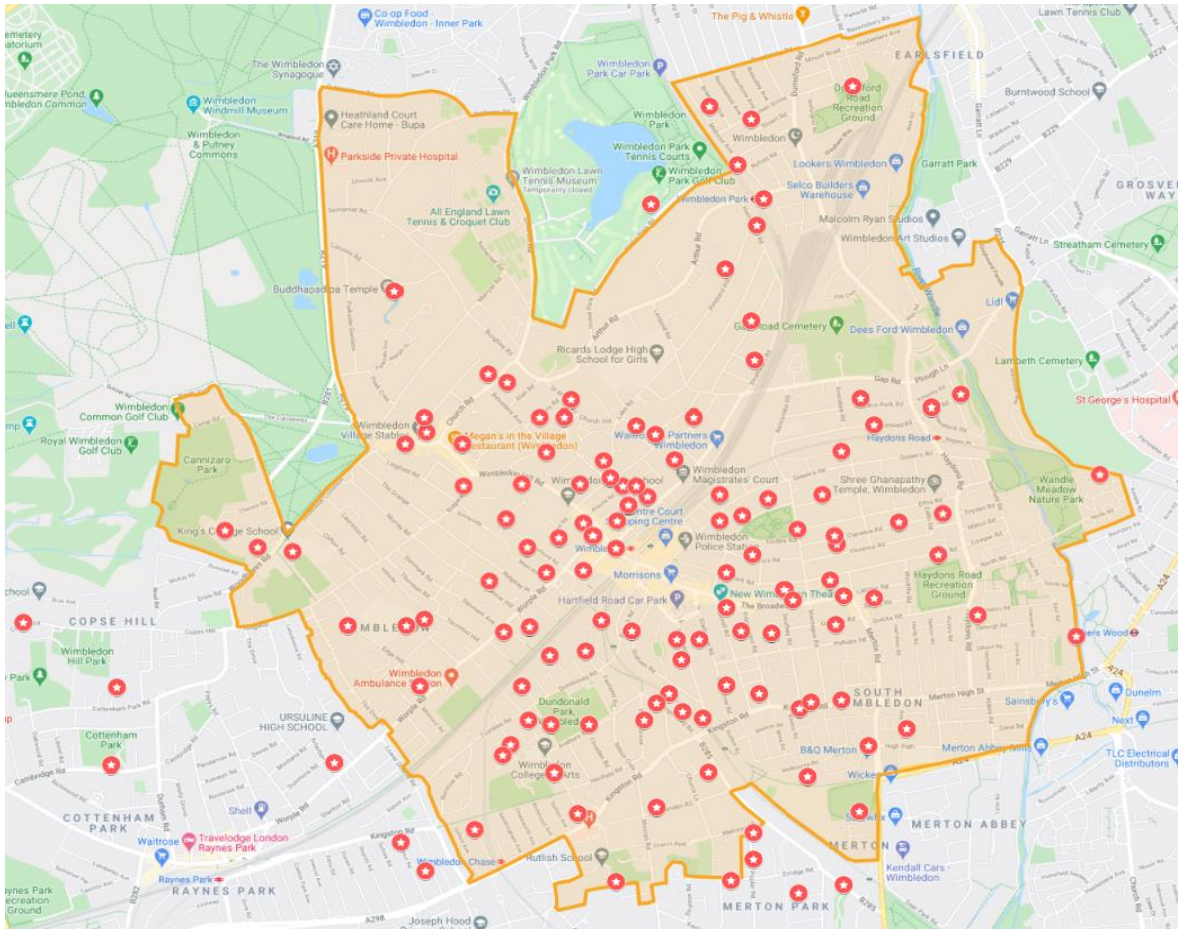
### 8.1. Initial one mile radius vector map





# Appendices

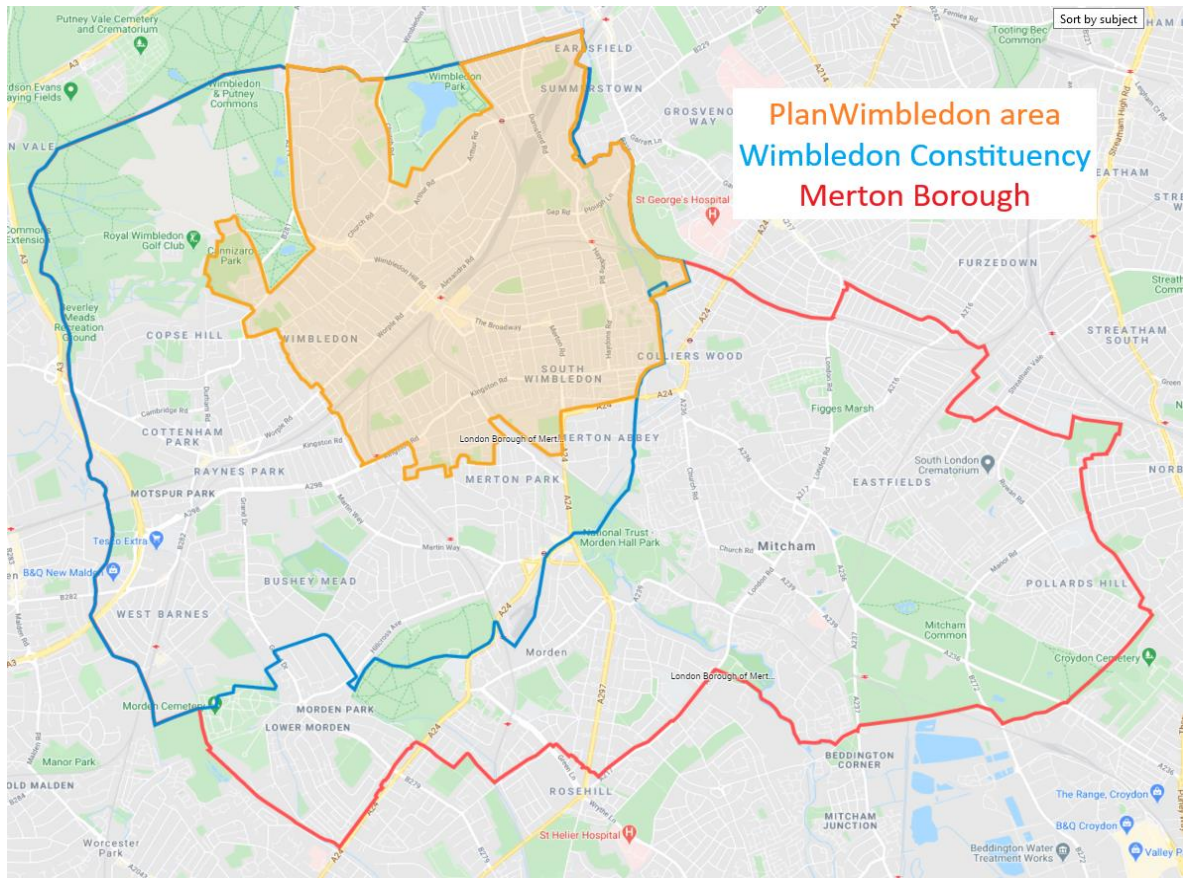
## 8.2. PlanWimbledon Area with Members



Note: As at 11<sup>th</sup> of February 2021.

# Appendices

## 8.3. PlanWimbledon area, Wimbledon Constituency, Merton Borough



# Appendices

## 8.4. Constitution



### Constitution of PlanWimbledon

(formerly known as **Wimbledon Neighbourhood Planning Group**)

The name of the Group shall be **PlanWimbledon**

#### 1. DEFINITIONS:

In this document certain word(s) shall have the meaning ascribed to them as below:

1.1 **"Group"** means PlanWimbledon (formerly known as the Wimbledon Neighbourhood Planning Group).

1.2 **"Neighbourhood Plan"** and **"Neighbourhood Forum"** have the meanings ascribed to them in the Localism Act 2011, Schedule 9 Neighbourhood Planning.

1.3 **"The Wimbledon Area"** and **"Area"** is the proposed area for which the Group will develop a Neighbourhood Plan post designation.

1.4 **"General Meeting"** is a meeting of members properly arranged as described in this constitution.

1.5 **"Conflicts of interest"** A conflict of interest is a situation in which an individual has competing interests or loyalties because of their duties to more than one person or organisation.

#### 2. OBJECTIVES:

2.1 The Group is established with the key objective to form an authorised Neighbourhood Forum which would prepare a Neighbourhood Plan for the Wimbledon Area. The aims of this are:

- To promote / improve the balance of the social, economic, and environmental wellbeing of the Area
- To ensure full community involvement, from all sections of the community.



- To provide opportunities for local people to inform and influence local decisions.
- To improve democratic participation by local people.
- To establish all necessary sub-groups to enable progress on and completion of all sections of the Neighbourhood Plan.
- To make necessary arrangements for the publication of the Neighbourhood Plan, including publicising the Plan.
- To liaise with the Local Authority, its relevant Committees, and its representatives on preparation of specific aspects of the Plan.
- To establish a process to monitor the implementation and effectiveness of the Plan

### **3. AFFILIATIONS, OPERATIONS, AND INDEPENDENCE:**

3.1 The Group shall be politically independent.

3.2 All members of the Group shall act in the best interests of the Group and the Area and shall follow the good governance guidelines set out in the attached guidance (and any subsequent updates): <http://www.goodgovernancecode.org.uk>.

3.3 The Group shall also act in accordance with best practice in the preparation of the Neighbourhood Plan and in accordance with Government guidance for such preparation and shall seek to work collaboratively with the Local Planning Authority to achieve this.

### **4. MEMBERSHIP:**

4.1 Membership of the Group shall be open to all who are interested in actively furthering the purposes of the Group, specifically, those who live or work in the Wimbledon Area. The composition of the Membership should reflect the scope and character of the geographical Area covered by the Group and also the different sections of the community. The Group shall operate without distinction or discrimination on the grounds of sex, disability, sexual orientation, race, or of political, religious, or other opinions.

4.2 A Member is someone who has provided the necessary information to the Secretary and has been accepted as a Member to attend General Meetings, by submitting satisfactory evidence of eligibility along with contact details which may be used by the Group for its lawful purposes.

Only members over the age of 18 are permitted to vote at Meetings. Members must declare any conflicts of interest. An individual can only exercise one vote. There shall be a minimum of 21 Members.

4.3 Full Membership shall be open to:

- i. individuals who live in the area.
- ii. individuals who work in the area.
- iii. community organisations which operate in the area, through their duly nominated and appointed representative.
- iv. businesses, educational establishments or other entities which operate in the area, through their duly nominated and appointed representative.

4.4 Associate Membership shall be open to:

i. individuals who are elected members of Merton Council, where any part of the ward they represent falls within the Area.

ii. organisations of residents and businesses may join as Associate Members.

iii. associate members will be ex officio members i.e. attending but non-voting members

4.5 New members may join by applying via the website.

4.6 The decision to accept an application of new individual membership is the responsibility of the Officers, to be determined by majority vote. Refusal to accept an application for membership must be given to the applicant, along with a full and valid reason.

4.7 The Secretary shall be responsible for the maintenance of an up-to-date list of membership.

4.8 Lists of members and contact details are the sole ownership of the Group.

## **5. DISCIPLINARY PROCEDURE:**

The Group has the right not to accept an individual or organisation into Membership and may terminate the Membership of any Member whose behaviour is not in the best interests of the Group. Any such decision to terminate a Membership shall be taken by the Steering Committee and there shall be a right of appeal at a General Meeting.

## **6. STEERING COMMITTEE:**

6.1 The Steering Committee shall consist of all Officers and not more than eight other Members, at least one of whom must be representative of business interests in the Area and shall be responsible for running the affairs of the Group and may take decisions on its behalf. A decision to consult or to submit a Neighbourhood Plan shall be taken by a General Meeting.

6.2 A quorum for Meetings of the Steering Committee shall consist of five Members, one of whom must be an Officer. In the event of an equality in the votes cast on any issue to be decided, the Chairman shall have a second or casting vote. In the event that the Chair (and Vice Chair) are not able to attend a Meeting of the Steering Committee, its Members shall agree a Chair for the Meeting.

6.3 Nominations for election to the Steering Committee shall be made at or before the Annual General Meeting. They must be supported by a seconder and require the consent of the proposed nominee. If the nominations exceed the number of vacancies, a ballot shall take place in such manner as the Chair of the Meeting may direct.

6.4 The Steering Committee shall have the power to co-opt further members (who shall attend in an advisory and non-voting capacity). The consent of the proposed nominee must first have been obtained.

## **7. OFFICERS:**

7.1 The Group will include the following official positions, hereinafter referred to as “the Officers”, with the roles set out below: Chair, Secretary and Treasurer to be elected annually by simple majority vote.

7.2 The Officers’ role descriptions are as follows:

**i. Chair.**

- Shall be the principal presiding officer and chairperson for the Group and meetings.
- Shall possess a casting vote on occasions where voting is tied.
- Shall lead the Group in all communication and business with external organisations and individuals, including being the Forum's spokesperson.
- Shall have the power to take urgent decisions for the interim in between meetings on the Group. These will then be reviewed at the next Forum meeting.
- Shall enforce the Constitution.

**ii. Secretary:**

- Shall be responsible for maintaining all records and notes.
- Shall be responsible for all correspondence with Group members.
- Shall be responsible for maintaining an up-to-date list of members.

**iii. Treasurer:**

- Shall be responsible for keeping all budgeting records.
- Shall be responsible for monitoring expenditure.
- Shall be responsible for the publication of a statement of accounts.
- Shall be responsible for applying for available grants.

Officers shall be determined from time to time at a General Meeting of the Group.

7.3 Nominations for the election of Officers shall be made at, or before, the Annual General Meeting. Such nominations shall be supported by a seconder and require the consent of the proposed nominee who must be present at the General Meeting. The election of Officers shall be completed prior to the election of Members to form the Steering Committee.

7.4 All Officers and Steering Group members shall relinquish their office every year and shall be eligible for re-election at the Annual General Meeting. If a vacancy is not filled at a General Meeting or becomes vacant during the course of the year, the Steering Committee shall have the power to elect a Member, or Members, to fill such position(s). The consent of the proposed nominee must first have been obtained.

7.5 The Officers may co-opt further officers to assist them in carrying out their duties. These co-opted officers should have clear, agreed job descriptions.

7.6 The Steering Group will elect a Vice Chair from amongst their number.

## **8. GENERAL MEETINGS:**

8.1 An Annual General Meeting shall be held each year to receive and approve the Steering Committee's report, the audited accounts and to elect Officers and other Members to form the Steering Committee. The Steering Committee shall decide when General and other Meetings of the Group shall be held and shall give at least 14 days' notice of such meetings to all Members. The Secretary shall compile the minutes of such Meetings which will be made available to all Members, after approval by the Steering Committee.

8.2 Ten Members, personally present, including at least one of the Officers of the Group, shall constitute a quorum for a General Meeting of the Group.

8.3 Meetings can take place either in person or online. Members attending a meeting online shall be deemed to be attending in person.

## **9. FINANCES:**

9.1 The Group may raise such funds as may be necessary to carry out its activities, from donations, grants and other appropriate sources. The Group shall have its own Bank Account post designation. The Group will not own any premises.

9.2 The Officers of the Group, on behalf of the Steering Committee shall, out of monies received by the Group, pay all proper expenses of administration and management of the Group. After the payment of the administration and management expenses and the setting aside to reserve of such sums as may be deemed expedient, the remaining funds of the Group shall be applied, by the Steering Committee, in furtherance of the purposes of the Group.

9.3 The Treasurer will present an annual report of income and expenditure to the Annual General Meeting.

## **10. CONFLICT RESOLUTION WITHIN THE GROUP:**

At all times, the Group will recognise the primary need to encourage community involvement in, and support for, the Neighbourhood Plan. If it proves not possible for the Group to reach agreement during any stage of preparing the Plan, every effort shall be made by the membership of the Forum to resolve the difference by negotiation. Where this does not resolve the situation, the Group will ensure that the alternative view is included in the relevant stage of community engagement.

## **11. CONFIDENTIALITY:**

It is understood, and agreed to, that the disclosure of confidential information may provide certain information that is, and must be kept, confidential. To ensure the protection of such information and to preserve any confidentiality necessary, it is agreed that all committee members will adhere to the specific confidentiality guidance notes which will be issues by the Steering Group from time-to-time.

## **12. AMENDMENTS:**

The terms of this Constitution may be amended by a two-thirds of Members present voting in favour at a General Meeting, provided that 14 days' notice of the proposed amendment has been given to all Members.

## **13. NOTICES:**

Any notice required to be given by these Rules shall be deemed to be duly given if left at, sent by prepaid post, addressed, or emailed to the address of that Member, last notified to the Secretary

## **14. DURATION:**

When designated as a Neighbourhood Forum, the Group shall endure for five years unless renewed. If the group wishes to renew then prior notice of at least one year should be given.

## **15. DISSOLUTION:**

In the event of the winding-up of the Group, the available funds of the Group shall be transferred to such one or more bodies having objects similar, or reasonably similar, to those herein before declared as may be chosen by the Steering Committee and approved by the Meeting of the Group at which the decision to dissolve the Group is confirmed.

**January 2021**

## Appendices

### 8.5. Minutes from the inaugural meeting of 25<sup>th</sup> of January 2020

#### **MINUTES FROM THE INAUGURAL MEETING OF THE WIMBLEDON NEIGHBOURHOOD PLANNING GROUP ON THE 25<sup>TH</sup> OF JANUARY 2020 AT HILLSIDE CHURCH, 37, WORPLE ROAD, SW19 1EL**

##### **1. List of Attendees:** (56 in total)

##### **2. Opening Business:**

- Agenda attached
- Presentation from Tony Burton attached and notes from Rob Cowan and Suzanne Grocott and Jonathan Parker attached.
- Link to proposed area attached
- Questions were raised on the cohesion of the area given its size and how the Forum would relate to other local groups such as Friends of Wimbledon Town Centre and local Residents' Associations

##### **3. Official Business:**

- The Draft Constitution was adopted – copy attached
- The following officers were elected:
  - (i) Chair: Vince Harris
  - (ii) Secretary: Jonathan Parker
  - (iii) Treasurer: Suzanne Grocott
- The following members were elected to the Steering Committee:
  - (i) Rob Cowan
  - (ii) Tim Day
  - (iii) Regina Denton
  - (iv) Lynne Gordon
  - (v) Sara Sharp
  - (vi) Leigh Terrafranca
  - (vii) Deborah Crosby
  - (viii) Ghigo Berni - Business member

##### **4. Closing Business**

VH closed the meeting. He thanked everyone for coming and encouraged all to register as members of the group so they could be kept informed of progress.

##### **5. Next Meeting:**

tbc

# Appendices

## 8.6. Minutes from the general meeting of 14<sup>th</sup> of December 2020



### Plan Wimbledon - Wimbledon Neighbourhood Planning Group (“WNPG”) - General Meeting Minutes

**Date:** Monday, 14<sup>th</sup> of December 2020, *remotely via Zoom. 8pm*

**Chair:** Suzanne Grocott (SG) Minutes: Lynne Gordon (LG)

**Attendees:** 39

#### Chair’s Welcome:

SG welcomed everyone. She reported that there had not been a meeting for all members of the group since the inaugural AGM held on the 25<sup>th</sup> of January 2020. Covid had impacted the progress of the group as it had limited its ability to consult widely, nevertheless a great deal of work had been taking place which would be detailed at the meeting.

SG reported that several people had left the Steering Group since its inauguration and several people had been co-opted for assigned tasks, this was to be expected in a volunteer group as people’s personal circumstances change. She thanked everyone for their contribution, in particular, Jonathan Parker who had been the driving force behind achieving inauguration.

#### Planning Overview:

Rob Cowan gave an overview of what the new Government White Paper means for planning and the key developments outlined in Future Merton’s draft Local Plan for Wimbledon (presentation attached).

#### PlanWimbledon: An Overview of Developments in 2020:

Purpose/Strategy/Area/Membership map/Name/ Logo/Team/The Path to Designation (presentation attached)

#### Approval of the New Constitution:

LG explained that as the group progresses towards designation, it will require a more detailed constitution, therefore, a new draft constitution for the group had been circulated with the invitation to the meeting. There had been feedback on three points:

1.1: Greater clarity on definition of the new name

4.8: Giving access to the group's membership list would contravene GDPR guidelines so this would need to be removed

11.0: The confidentiality clause was felt to be too draconian and this would be replaced by a code of conduct which could be updated on a regular basis.

LG would circulate a revised constitution in the next few days and would ask for approval from members.

### **Getting Involved:**

AM made a call for help from members. In particular, help was urgently needed in the following areas: Database Development and Management: Software; Digital Mapping; Social Media; Legal; Financial; Community Liaison (several); Online Surveys.

### **Questions:**

Following the presentation, the following points were made/ questions were asked:

1. Clarification on the London Plan proposals for the various areas of Wimbledon. Wimbledon Town Centre was earmarked for more office/business development with housing development being centred on South Wimbledon, Colliers Wood.
2. There was concern about current proposed building heights, notably the Centre Court sales brochure and those in Colliers Wood.
3. Level of membership required to achieve designation. It was explained that there was an absolute minimum of 21 but many more would be needed for an area of our proposed size. Members also need to be spread across the whole area and represent the diversity of the area. The final plan will be subject to a referendum, so awareness and support of the process/plan needs to be high.
4. The plan should encompass as wide a number of issues as possible e.g., the South West Waste Plan since these impact greatly on planning within the area
5. It would be good to bring together all the planners who are active within the various RAs and community groups to provide a central resource and prevent duplication of effort. The Wimbledon Society should be part of this.
6. Since the Neighbourhood Plan has to be in line with the Local Plan, what could it add? This needs to be explored further as the new proposals are just being published but it was thought that it could add much more detail / determine precise standards on design codes, building standards; sustainability etc.
7. Timetable for Designation: It was hoped that the group would apply for designation by the end of March, the LBM Planning Department would then have a three-month consultation period and, if successful, would probably go to Full Council in September and we would get their decision by November.
8. Several members present congratulated the group on the progress made and many offered their help and active support in the future.
9. Jonathan Parker asked if "when the Group applies to the Council for designation, in order to show competence to the planning officers being asked to endorse the application, will this year's SteerCo meeting minutes be made available?" It was confirmed that the SteerCo minutes would be available for inspection by the Council if required during the designation process.

### **Next Meeting:**

This would be the AGM scheduled for the end of January 2021. Date and time tbc.



## Committee: Borough Plan Advisory Committee

**Date: 03 March 2021**

Wards: All

**Subject:** Initial summary of public consultation on Merton's Local Plan (stage 2a)

Lead officer: Director of Environment and Regeneration, Chris Lee

Lead member: Cabinet Member for Regeneration, Housing Transport, Councillor Martin Whelton

Contact officer: Future Merton: Tara Butler

---

### Recommendations:

A. That the Borough Plan Advisory Committee considers the contents of the report.

---

1.1. This report summarises the feedback from Merton's Local Plan stage2a public consultation feedback which took place from 13<sup>th</sup> November to 1<sup>st</sup> February 2021

## 2 DETAILS

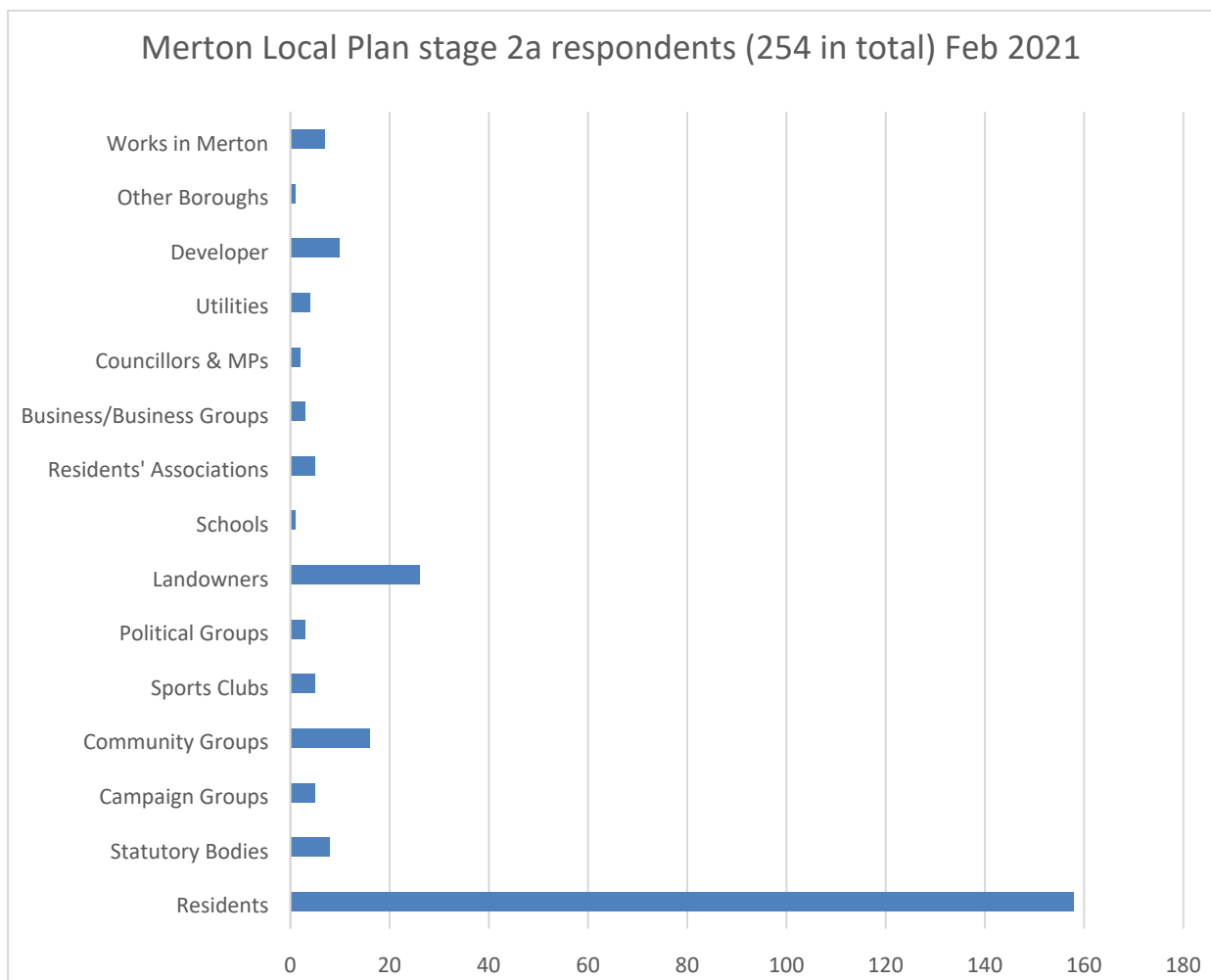
### Consultation

2.1. Thank you to all respondents who took the time to read and reply to the Local Plan consultation which took place between 13<sup>th</sup> November 2020 and 1<sup>st</sup> February 2021 (although responses were accepted as late as 22<sup>nd</sup> February)

2.2. In total 254 valid responses were received, raising more than 3,000 points. 150 responses were received by email or letter and 104 responses were received via the online survey. Some responses were brief; about 30 respondents wrote more than 10 pages

2.3. A petition of 417 signatories was submitted relating to site CW2 (beside Britannia Point in Colliers Wood)  
<https://democracy.merton.gov.uk/mgEPetitionDisplay.aspx?id=1039>

2.4. The majority of people gave their names and contact details, however 250 respondents to the online survey did not supply any contact details. Officers have considered the anonymous comments and initial analysis shows that these anonymous comments are in the same vein as those who have supplied their names and addresses. However in general the council does not consider anonymous comments to statutory Local Plan consultations as there is no way of contacting these respondents if we have queries or checking if they are duplicates with other responses we have received. The analysis in this document relates to the non-anonymous responses



- 2.5. Broadly, there were some overarching strands to the consultation feedback:
- 2.6. **Embed climate change within every aspect of the Local Plan.** Many responses recommended that climate change be given a greater priority within all aspects of the plan – within the layout, within the vision, objectives and embedded within all policies.
- 2.7. **Covid19 recovery needs greater recognition.** Even since the start of the public consultation on Stage2a of the Local Plan, we know more about the devastating effects Covid19 has had on society and we are hopeful of a likely recovery, when compared to our knowledge when writing Stage2a earlier in 2020. Many responses recommended embedding Covid19 recovery to a greater extent within the Plan, although there were divergent views as to the effects on where and how people would want to live, work and travel and the consequential impact on Merton and London.
- 2.8. Appendix A summarises the initial consultation feedback under each policy area and responses are available online [Local Plan stage 2a consultation responses \(merton.gov.uk\)](https://www.merton.gov.uk/local-plan-stage-2a-consultation-responses)
- **Policy CW on Colliers wood and Site CW2, Colliers Wood, beside the existing Collier Wood tower**
- 2.9. A strong response was received to revert to the existing adopted Local Plan policy and the Stage 2 consultation policy of Britannia Point (the existing Colliers Wood tower) being considered as the pinnacle for height in the area.

417 people signed an e-petition (available online here: <https://democracy.merton.gov.uk/mgEPetitionDisplay.aspx?id=1039> ) and numerous written responses were received, including from Colliers Wood Community Association and local Colliers Wood Councillors. (please note that at this time we have not cross checked the petition signatories with other correspondence received on the Local Plan so there is likely to be an element of duplication).

- 2.10. *Officers proposed next step:* officers propose to review the draft local plan to reinstate the wording that the existing Colliers Wood tower should be the pinnacle for height in the area. In making this change, the wording proposed in consultation responses will be considered alongside the new London Plan including the Secretary of State's recent directions on taller buildings.
- **Objection to transport proposal TN17 to develop a new access to Willow Lane industrial estate**
- 2.11. Merton's current (2014) and previous (2003) Local Plans contain a longstanding provision for a new vehicular access to be developed to Willow Lane industrial estate, subject to receiving land and funding from the redevelopment of sites within the industrial estate. This is because there is only one main vehicular access road (off Goat Road) to this business area, the largest in Merton and hosting the highest number of jobs and businesses. If anything were to happen to the existing access road off Goat Road (a flood, the collapse of the culvert, a fire etc) larger vehicles would not be able to enter or leave the Willow Lane estate. In particular, in this scenario, emergency vehicles such as fire engines would not be able to enter the Willow Lane estate. As well as the businesses and jobs supported by the estate, there are now people living in Connect House, which was converted to residential under prior approval.
- 2.12. The proposal for a new access road was explored in detail more than a decade ago. However it should be noted that the council's emerging Local Plan only proposed to safeguard the land for the new road; it doesn't propose the actual details of the design at this stage as these would be carried out at the time of delivery. The design or nature of the road prepared a decade ago would not be the same as one built today as design standards have changed in the last decade. It may be that a new access could be used in emergencies only as a safety consideration.
- 2.13. 66 respondents responded that they want this proposal removed, including Carshalton Road, Aspen Gardens and Goat Road Residents Association and the Friends of Mitcham Common.
- 2.14. *Officers proposed next steps:* Officers propose to remove the location for the Willow Lane Access Road (Proposal TN17) and investigate the access issues for the estate to consider if there are reasonable alternatives to improve safe vehicular access, particularly for emergency vehicles to and from Willow Lane in the event of access being closed unexpectedly at Goat Road.

- **Enquiries about the future of Whatley Avenue**

- 2.15. 11 responses were received that included enquiries about Site RP 9 Whatley Avenue, which is currently being used on a temporary basis for Harris Wimbledon schoolchildren. Most respondents identified themselves as affiliated with Joseph Hood Primary School next door and respondents included the head of Joseph Hood’s governing body. Some made general enquiries as to the site’s future, and others (including Joseph Hood school governors), clearly expressed a preference for the site to remain in educational use. In Merton’s draft Stage2a Local Plan, Site RP.9 at Whatley Avenue is proposed to be allocated for *“Residential once it has been proven that there is no demand for educational use at primary or secondary level.”*
- 2.16. *Officer’s proposed next steps* The council is considering the provision of specialist education provision for children at this site to meet need in this sector. At their meeting on 10th February 2021, the council’s Children and Young People Overview and Scrutiny Panel considered a paper which included the reference to Whatley Avenue being used to provide education for children with special educational needs. Although there are no site-specific proposals at this stage, officers in the council’s Children’s Schools and Families dept have kept Joseph Hood primary school updated. Over the coming months the council’s Education team will clarify the needs for specialist education provision at this site. The proposed Site Allocation is that Whatley Avenue should only be used for residential if it is clearly established as not being needed for educational purposes. Should the continue to be needed for educational purposes, it will be removed from the Local Plan.
- 2.17. **Statutory respondents**
- 2.18. **London Plan update:** at the time of writing (end February 2021) the London Plan is due to be published on 2<sup>nd</sup> March 2021. The GLA’s response to Stage2a refers to the new London Plan. Although the GLA’s response was generally supportive on many issues in the London Plan, GLA officer’s view is that Merton’s Local Plan is not in general conformity with the London Plan on affordable housing issues. Both Plans propose a 50% borough-wide affordable housing target but Merton’s draft policy differed on site-specific matters. The GLA’s response states
- 2.19. *“Based on the evidence put forward, Merton should follow the Mayor’s threshold level of 35% [affordable housing] on privately owned land and 50% [affordable housing] on industrial land where development would result in a loss of industrial capacity as alternatives have not been justified. Affordable housing calculations should be based on habitable rooms, and in some cases, habitable floorspace, but should not be based on numbers of dwellings. Finally, affordable housing provision should be based on gross residential development and not on net affordable housing development as set out in Policy H5 of the PLP [London Plan]”*
- 2.20. In order to pass examination, Merton’s Local Plan must be in general conformity with the Mayor’s London Plan. The GLA also commented that Merton’s affordable housing viability study aligns well with the approach taken by the GLA.

- 2.21. *Officer's proposed next steps* . Merton officers will liaise with GLA officers with a view to amending Merton's local plan to follow the approach to affordable housing recommended by the GLA.
- 2.22. *Environment Agency* generally supportive with some detailed policy amendments to strengthen and clarify policies on flood risk management. These include emphasising that in Merton flood risk to homes and infrastructure occurs from surface water, ground water and sewer flooding and that developments that may be far from a river must be required to carry out a flood risk assessment and act on the results if they are at risk from any sources of flooding. The Environment Agency also support greater digitisation and sharing of data to streamline the planning process.
- 2.23. *Historic England* provided extensive details on Morden regeneration in particular, including on the evidence behind the Morden policy.
- 2.24. *Thames Water and Transport for London* provided site-specific comments on all of the site allocations on water, wastewater and transport grounds. *Sport England* also provided site-specific comments on current and former sporting sites.

### 3 **ALTERNATIVE OPTIONS**

- 3.1. None for the purposes of this report.
- 3.2. During the consultation period (November 2020-February 2021):
- Central government ratified some earlier changes to the planning system and proposed further changes
  - The Mayor of London resolved to adopt a final London Plan following 14 Directions made by the Secretary of State, including Directions relating to housing numbers, taller buildings and permitting the conversion of business land. The new London Plan should be adopted before the end of March 2021 [News about the London Plan and associated London Plan Guidance | London City Hall](#)

### 4 **CONSULTATION UNDERTAKEN OR PROPOSED**

#### **Consultation undertaken**

- 4.1. **A Stage 1 public consultation** took place between October 2017 and January 2018. This was the first stage, asking general questions about what sites or what policies the Local Plan might contain. Over 1,000 responses were received; far more than previous Local Plan consultations.
- 4.2. **A Stage 2 public consultation** took place between October 2018 and January 2019. It contained draft policies, potential sites for allocation and land designations (e.g. town centre boundaries) Approximately 240 respondents raised over 1,500 separate points. The feedback we received was reported to Merton's Borough Plan Advisory Committee in March 2019 (see link to report: <https://democracy.merton.gov.uk/documents/s26977/04%20BPAC%20Local>)

[%20Plan%20and%20FW%20masterplan%20summary%20of%20consultation%20responses%20Mar2019.pdf](#)

- 4.3. All responses received to each stage of the consultation are also available online (with personal details removed) [www.merton.gov.uk/newlocalplan](http://www.merton.gov.uk/newlocalplan)
- 4.4. A **Stage 2a public consultation** took place between 13<sup>th</sup> November 2020 to 1<sup>st</sup> February 2021. As set out in the report to the Borough Plan Advisory Committee in October 2020, Merton's Local Plan stage2a public consultation was conducted entirely online due to Covid19 restrictions. In line with the Coronavirus planning regulations, Merton's Statement of Community Involvement was amended to reflect this.
- 4.5. Although the consultation finished on 1<sup>st</sup> February 2021, the council continued to accept responses after the consultation date in recognition of the difficult situation people are going through with Covid19 and that the sustainability appraisal document was not visible without password protection online until 4<sup>th</sup> January 2021 due to an IT issue.
- 4.6.

## **5 TIMETABLE**

- 5.1. In July 2019 Merton's Cabinet resolved to amend the timetable for producing a Local Plan (known as Merton's Local Development Scheme) and for the next stage of consultation to take place in autumn 2020
- 5.2. As set out in this report and in Merton's Local Development Scheme 2019-22 the next steps are:
  - 1<sup>st</sup> February 2021 – consultation finishes, consider comments
  - Spring 2021 – pre-submission publication
  - Summer (Quarter 3) 2021 – submission to the Secretary of State for independent examination
  - Winter (Quarter 4) 2021 - adoption

## **6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 6.1. Funding to support the Local Plan production, including the consultations, comes from existing resources.

## **7 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1. The Planning and Compulsory Purchase Act 2004 (as amended) requires at least two stages of engagement on local plan making. The consultation will be in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

## **8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**







## Appendix A – borough Plan Advisory Committee 3<sup>rd</sup> March 2021

### Summary of the consultation feedback for Merton’s Local Plan Stage 2a public consultation – February 2021

This documents summarise some of the key policy issues that are emerging from consultation analysis of the +250 responses received to Stage 2a (closed February 2021) The full responses to the consultation are available online [Local Plan stage 2a consultation responses \(merton.gov.uk\)](https://www.merton.gov.uk/local-plan-stage-2a-consultation-responses)

#### Climate Change

The responses relating to climate change fall into 2 broad categories:

- Comments on the Climate Change policies – Responses were for the most part supportive of the policies with a couple of specific suggestions which we can consider as part of the review.
- Comments on the Local Plan as a whole – A significant proportion of the responses we received on climate change matters requested more emphasis on climate change throughout the Local Plan including better linkages with other policies.

A number of respondents suggested bringing the borough climate emergency target forward from 2050 to 2030. While this is not wholly a Local Plan matter, it is worth noting that the 2050 borough target was set in line with national commitments, but the climate change policies aim to ensure that all new development built from 2025 is capable of operating at net-zero carbon by 2050 without the need for expensive retrofit. New development (c500 homes and properties built per year) also makes up a very small proportion of our actions on reducing carbon compared to the +86,000 existing homes and buildings in the borough *No changes proposed at this stage*.

A couple of respondents raised concerns regarding the use of carbon offsetting to achieve the zero carbon target. We can review the wording to explain how this works in a bit more detail and to emphasize clearly that developers will be expected to maximise carbon savings on site before carbon offsetting is accepted.

Emphasizing climate change elsewhere in the Local Plan:

We received a number of responses regarding the emphasis on climate change in the Local Plan more broadly, particularly in the Good Growth and Objectives section, but also the Economy, Transport, Design, Green and Blue Infrastructure, and Wimbledon sections.

- A large number of respondents indicated that climate change should be prioritised over growth in the Good Growth and Objectives section, and that Climate Change should be central to the plan. Responses suggested clarifications, re-ordering and re-wording of the Good Growth and Objectives section. Suggest reviewing the Good Growth and Objectives section, and other policy areas to emphasize climate change throughout the Local Plan, ensuring good read-across between the different policy areas, and potentially moving the environment section up-front and centre.
- A number of respondents wanted to see more emphasis on climate change in the Economy and Town Centres chapter.
- A number of respondents highlighted that the plan should emphasize retrofitting existing buildings before promoting new buildings in town centres, and that the need for new office blocks and hotels should be re-assessed in light of Covid.
- A number of respondents highlighted the need to promote a move to car-free development/ low-car economy, within the climate change policies and the rest of the plan.

### **Colliers Wood**

Most of the responses on Colliers Wood emphasised concerns over building heights at Site CW.2 beside the existing Britannia Point, which has been addressed in the main body of this report.

Other responses cross over with other policy areas, particularly infrastructure, town centres and the economy. These included ensuring local infrastructure keeps pace with growth of new homes (Colliers Wood RA), a general desire to see a greater mix of (non-retail) uses

If Colliers Wood is to be designated as a district town centre then Local Plan (or other document) should set out strategy to move away from car-based travel and promote opportunities for residential-led mixed use redevelopment (GLA)

Queries on Merton Abbey Mills and better integrating arts and culture into the heart of Colliers Wood.

All town centres received responses on improving walking and cycling, helping to improve air quality and increasing green cover where possible, also connected to addressing climate change and improving the attractiveness of the neighbourhood. There were mixed responses on vehicular traffic, with some respondents unhappy with the dominance of roads and vehicles and others concerned on loss of car parking and cars.

## Economy and Town centres

- Many of the responses citing economic activity, jobs or town centres raised Covid19 and its recovery
  - The Plan must include more on Covid19 recovery
  - Queries on what town centres in particular will look like after Covid19. Support for both protection of retail and greater flexibility for retail uses; Some respondents also wanted to expand town centre and shop front / neighbourhood parade designations, others cited falling retail demand and changing shopping habits from during and before the pandemic, and that the Local Plan should not provide excess retail.

*Officers recommendation* – Stage 2a of Merton’s Local Plan was drafted from late 2019 to mid 2020 and officers agree that the Plan needs updating to better reflect current knowledge. It is proposed to work with other boroughs, the GLA and consultants to ensure the Plan reflects what is known about potential economic recovery London wide and how this might influence Merton. This is likely to cover a variety of policy matters including transport and urban mobility, economy and town centres, placemaking and urban design.

There are a number of divergent views expressed on economy/ town centres; these are also expressed in each of the area-based policies:

- Views supportive of private vehicle restrictions to make town centres more attractive for walking and cycling, supportive of more infrastructure for walking and cycling, supportive of trees / planting / green cover in town centres (with some specific locations suggested) to make centres more attractive, address climate change and air quality issues, with some specific locations suggested. There were also respondents supportive of increased car parking, a flexible parking pricing, retaining specific sites for car parking, reducing cycling infrastructure
- Other respondents were supportive of protecting shops and increasing shopping designations (such as extending town centre boundaries, and shopping parades), others were supportive of more flexible uses and didn’t think that more commercial development would be necessary post Covid19

## Offices

- A few respondents queried whether there will be any future demand for new offices and that the Plan should be amended to only allow commercial development for which there was clearly defined demand (this was particularly from Wimbledon-based respondents and often connected to comments on building heights)

### Live/work

- Based on historic trends and analysis of former live/work schemes in Merton, the council's current and emerging Local Plan does not support live/work developments. However a few respondents raised that it is time to review this in line with the changes to how we live and work that have been accelerated by Covid19. Officers recommend that this will be reviewed in light of these responses

### Businesses

Site-specific, area-specific or policy specific responses included

- Query whether protection of scattered employment land should require 2.5 years of marketing or 1 year / 1.5 years, given new ways of working and alignment with London Plan (which gives 1 year)
- Alignment with London Plan on protection of industrial land
- Various amendments to shopping areas, including Mitcham town centre boundary, Wimbledon primary shopping area

### **Health and wellbeing**

General support for health and wellbeing policies. On healthcare, NHS Healthy Urban Development Unit and NHS Property Services both responded to the Plan and the CCG's emerging borough health estate strategy is referred to in the Infrastructure Needs Assessment.

Other responses on health matters included matters beyond the local plan (such as current GP enrolment)

### **Housing**

The responses relating to housing fall into two broad categories

- A. Central government and GLA: build more homes (GLA housing target is 918 homes per annum; central government's standard method would be 1,519 new homes per year using government's new standard methodology)
- B. Local responses vary between querying do we need more homes in Merton (particularly post Covid19 / in a climate emergency) and support for more affordable homes

On housing matters, responses supported the highest standards of sustainability in new homes and access to / queries on infrastructure (particularly school places and healthcare) being available to keep pace with new homes. Respondents in general welcomed the Infrastructure Delivery Plan. Responses from the NHS (both NHS Property Services and the Healthy Urban Development Unit

### Affordable housing

The GLA's points on general conformity have been raised in the body of the report.

Respondents on housing matters generally supported more affordable housing (even where the respondent doesn't clearly support housebuilding) and a desire to ensure that developers are held to account and build affordable homes on site, including on small sites.

There is general support for Merton's proposal to require contributions from smaller sites towards affordable housing, both from residents and from the GLA.

### **Infrastructure**

There is support for both infrastructure policies with some minor wording changes

Respondents raised queries on whether there is a need for growth in school places arising from housing growth (addressed in Infrastructure Delivery Plan)

NHS Property Services and NHS Healthy Urban Development Unit both responded to the consultation; publication due of NHS Borough Estates Strategy (not available at time of consultation although referenced in the Merton Infrastructure Delivery Plan)

Respondents connected with Joseph Hood primary school (the neighbouring site) made enquiries about the future of Site RP.9 Whatley Avenue; this is addressed in the main body of the report.

Transport for London responded with comments on each of the site allocations (e.g. location of site near strategic road network, comments on the proposed Sutton tramlink route and Crossrail2)

Thames Water provided very detailed feedback on water and wastewater resources for each of the site allocations in the Local Plan and officers will engage with Thames Water on specific queries they have raised on larger sites.

### Green / blue infrastructure

The issues raised on open spaces and green infrastructure relate closely to many respondents views that tackling climate change should be front, centre and throughout the Local Plan. Officers are reviewing the plan to ensure a better connection between policy areas

There was considerable support for reducing or restricting the ability to remove trees as part of development and taking a new approach (several were suggested) to calculate tree loss, increasing canopy cover by planting existing trees and managing existing trees particularly

those on the public highway. Respondents asked for links to the council's forthcoming tree strategy and this will be made if this is available before the Local Plan is finalised. A range of different approaches to assessing trees were suggested and officers will consider these with the council's Greenspaces team alongside the new London Plan.

Some respondents called for greater controls over front and back garden paving and development, citing the importance of green cover, flood risk management and addressing climate change

There was general support for policies protecting open space. Some respondents provided specific comments on open space and nature conservation land use boundaries and officers will assess these with site visits over the coming months.

There were specific comments on how to improve existing open spaces, including from sports groups and on designing paths and open spaces as usable for people with mobility impairments.

### **Mitcham**

Extensive and very detailed responses were received from the Mitcham Society and Mitcham Cricket Green Community and Heritage on Mitcham, including requesting that it should be renamed Mitcham Village and protected as such; that the town centre boundary should be extended; requesting designation of more neighbourhood parades; requesting designation of areas for environmental protection; requesting additional transport projects and providing detailed site-specific comments on the proposed Site Allocations. Comments also included that the Plan needed to be better integrated, laid out differently and proof read. Both bodies called for a fourth round of public consultation on the Local Plan to be carried out.

Site-specific comments were received from a number of groups, including the landowners of the proposed site allocations at Tamworth Lane, Benedict's Wharf and the Mitcham Gasworks site. Several objections were received to Tooting and Mitcham Hub specifically on the boundary of Metropolitan Open Land and a response was received from the landowner asking to amend the site boundary

As mentioned below, Hoo Hing Ltd and Elwood Cash and Carry Ltd submitted the site at Hoo Hing and the adjoining site in Mitcham for a proposed site allocation.

The Wandle Valley Forum and other groups called for the outcomes of the "Wandle Vistas" project, an RTP1 award-winning report prepared for the forum and the Wandle Valley Regional Park Trust to be embedded in the Local Plan.

Other detailed comments were received on site-specific designations of open space boundaries, walking and cycling routes, wildlife designations and other matters.

## Morden

Respondents on Morden cited general support for the regeneration and improving the public realm. Several respondents cited the existing issues with the traffic dominance, air quality and unattractive buildings as part of their support for the regeneration.

On Morden town centre, there were queries on taller buildings and exactly where they would be located within the regeneration scheme.

Historic England gave very detailed comments on Morden, following a review of both the Local Plan policies and the evidence behind them including the heritage views and townscape analysis. Historic England requested further discussion on some new evidence, including views of Morden from historic locations within and outside Merton.

Although there were relatively few comments specifically on Morden, all town centres received responses on improving walking and cycling, helping to improve air quality and increasing green cover where possible, also connected to addressing climate change and improving the attractiveness of the neighbourhood. There were mixed responses on vehicular traffic, with some respondents unhappy with the dominance of roads and vehicles and others concerned on loss of car parking and cars. On Morden, there were particular responses on how walking and cycling links could be improved through Morden town centre and linked to other routes.

### Policies Map, including new sites proposed

Embedded within respondent's feedback is a variety of site-specific amendments proposed to land designations across the borough, some of them very small. These include: Atkinson Morley open space boundaries, Mitcham town centre boundary extension, other areas in Mitcham etc, which will have to be reviewed and the sites visited. Perhaps the largest response on policies map matters is

- Some new sites were proposed for potential allocation, either by a dedicated response or embedded within responses (these cannot be taken forward at this time; the Local Plan has been subject to three public consultations)
  - Site at 57 High Path by 57 High Path Ltd (South Wimbledon)
  - Site at Hoo Hing and adjoining site by Hoo Hing Ltd and Ellbrook Cash and Carry Ltd (Mitcham)
  - Site at Merton's Dementia Hub 67 Whitford Gardens for community led housing (by Mitcham Cricket Green Community and Heritage)
  - Development on part of Prince George's Playing Field (by the London Playing Fields Association)

## Raynes Park

Responses on Raynes Park cross over with many other policy areas, particularly placemaking and urban design. Several respondents wanted the Raynes Park policy strengthened on placemaking and urban design matters, both relating to the local town centre and to Wimbledon Chase and Motspur Park and the suburban areas

A number of site-specific responses were received, sometimes concerned with specific planning application details (e.g. Site allocation RP.3, Tesco's Burlington Road, also the subject of a planning appeal during the public consultation and Site allocation RP.6 former LESSA site, off Grand Drive was also submitted for a planning application during the Local Plan public consultation ) but infrastructure keeping pace with the number of homes proposed.

Queries were raised about how the Raynes Park policy can cover the distinct areas of Raynes Park local centre, Wimbledon Chase and Motspur Park by Merton Lib Dems

Several respondents raised that the Stage2a draft of the Local Plan seemed to be predicated on Crossrail2 going ahead. As this is not the case, officers propose amending the plan to clarify that neither the need for new homes nor most other issues in Merton's emerging Local Plan are predicated on Crossrail2 happening within the lifetime of the Plan (as set out in para 3.6.13). The draft Local Plan will be amended to be clear that the council will lobby and pursue issues such as step-free access to Raynes Park and Motspur Park stations and a full upgrade of Wimbledon station outwith Crossrail2

A few responses (that didn't otherwise necessarily refer to the Raynes Park policy) were received that sought the move of waste management sites and sites that attracted HGV movements from elsewhere in Merton to beside the A3

### **South Wimbledon**

There remains support for allocating South Wimbledon as a new local centre in the emerging Local Plan. Respondents also specifically supported improvements to shopping frontages and neighbourhood parades

Detailed comments were received from the Battle Area Residents Association and others on the proposed South Wimbledon policy wording and the boundary indicated for the wider South Wimbledon neighbourhood, incorporating Haydon's Road recreation ground.

### **Transport and urban mobility**

Many respondents strongly disagreed with the proposed Willow Lane Access Route, which has been addressed in the main body of the report.

Partly as part of many respondents recommending that climate change be more clearly embedded throughout the Plan, and for support for the 20m minute neighbourhood concept, there were calls for greater emphasis on walking and cycling (dedicated infrastructure, public realm design and connections between existing routes.)



There were mixed views on transport and urban mobility

- Some respondents expressed the view that this section is still too focussed on vehicular travel and should emphasise walking and cycling more.
- A few respondents believed that the plan was “anti-car” and there was a need for more parking spaces to support local businesses, particularly in town centres and neighbourhood parades

Transport for London’s detailed response on all of the site allocations is useful and also helps to clarify their latest position on Sutton TramLink and Crossrail 2. Respondents particularly from the Wimbledon and Raynes Park area stated that they believed that the draft Plan was too dependent on Crossrail2 (this is not intended to be the case, Crossrail2 will not be delivered within this plan period, and officers will review this to make appropriate amendments)

Step free access (the need for more in various locations including Raynes Park, Wimbledon, Haydon’s Road and elsewhere) was raised by several respondents. Officers recommend amending the Plan to ensure that lobbying for improvements to stations, including step-free access funding will continue and clarify that the council will continue to seek investment in Wimbledon station, Raynes Park, Motspur Park outwith Crossrail2

Merton Cycling Campaign provided detailed comments throughout the Local Plan, including on policy, changes, site specific matters and better integration of walking and cycling routes and infrastructure

### **Wimbledon**

Comments on Wimbledon and surrounds ranged across a number of different subjects.

- That climate change should be embedded into the Local Plan (repeated elsewhere)
- Clarify that Wimbledon should be great for people who live and work there, not just commuters or visitors, and that any proposals for the night time economy should consider the residents nearby
- Concerns on building heights in Wimbledon town centre and requests that new building heights be capped or lowered
- Requests for explicit support for neighbourhood planning
- That Covid19 recovery would lead to demand for fewer new buildings – homes, hotels and offices in particular – as more people left London or worked from home permanently
- That there should be explicit support for a concert hall

Detailed site-specific comments were received from many respondents, including landowners such as the All England Lawn Tennis Club and civic societies such as the Wimbledon Society and residents associations such as WHERA

Several respondents on Wimbledon (and Raynes Park) made comments relating to Crossrail2:

- Will it ever be necessary if London changes post Covid
- That parts of the Local Plan appear to be dependent on it
- What is the Plan's status for improvements to Wimbledon station given Crossrail2 is not likely to take place within the Plan's lifetime

There were mixed views on transport and travel – with some respondents seeking far more emphasis on walking, cycling, Low Traffic Neighbourhoods and other respondents saying that the draft Local Plan should provide more car parking and accommodate cars more effectively. There were also concerns expressed from the Wimbledon area about deliveries and particularly HGVs, with proposals made to move the waste management sites in the Weir Road area from Wimbledon to nearer the A3 to reduce lorry movements.